

Dated _____ 20 _____

MTR CORPORATION LIMITED

as the registered owner

and

[_____]

as the Purchaser

and

MTR CORPORATION LIMITED

as the Manager

SUB-DEED OF MUTUAL COVENANT

and

MANAGEMENT AGREEMENT

in respect of

the development erected on

**Site C2 of The Remaining Portion of Tseung Kwan O Town Lot No.70
Tseung Kwan O**

Draft 11

2023.01.13

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SUB-DEED OF MUTUAL COVENANT

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EXECUTION

SECTION A

PARTIES AND RECITALS

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

Parties **BETWEEN**

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

(2) [_____] of [_____] Hong Kong (the “**Purchaser**” which expression shall where the context so admits include its successors and assigns); and

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

Recitals **WHEREAS :-**

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

Development 2. Phase XI of the Development has been constructed on Site C2 (as defined in the Government Grant) of the Land.

Allocation of Shares 3. For the purpose of distribution and sale, 961,781 equal undivided 41,992,406th Shares in the Land have been allocated to Phase XI in the manner set out in Part I of the First Schedule hereto.

Assignment 4. By an Assignment bearing even date herewith executed immediately prior to this Deed and made between MTR of the one part and the Purchaser of the other part, the First Assigned Premises was assigned to the Purchaser by MTR.

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

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

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

OPERATIVE PARTS

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

SECTION B

DEFINITIONS

1. Terms (other than those set out in Clause 2 hereof) defined in the Principal Deed shall have the same meaning when used in this Deed.

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

“Approved Plans” means the general building plans and specifications in respect of Phase XI of the Development or in respect of any part or parts of Phase XI of the Development prepared by the Authorized Person and approved by the Building Authority under reference no. BD 2/7192/97/11(C2) and includes any amendment thereto as approved by the Building Authority;

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

“CCTV Imaging Device” means the CCTV imaging device referred to in paragraph 2(a) of Appendix B of Practice Note No.APP-93 issued by the Buildings Department and which is required by the Building Authority to be provided for the inspection of the external drainage pipes concealed by architectural features of each Tower and such term shall include all such wires, cables, equipment, apparatus, and such other electrical or other installations or otherwise for or in relation to such device;

“Common EV Facilities” means all such facilities installed or to be installed within the Phase XI Car Park Common Areas for the common use and benefit of the Owners of the Phase XI Car Parking Spaces for the purpose of or in relation to the charging of electric motor vehicles or electric motor cycles licensed under the Road Traffic Ordinance (Cap.374) parking at any of the Phase XI Car Parking Spaces; such facilities shall not serve any of the Phase XI Car Parking Spaces exclusively or belong to any of the Owners of the Phase XI Car Parking Spaces and shall include but not limited to such wires, cables, ducts, trunking, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose;

“Deed” means this Deed as amended or varied from time to time;

“EV Facilities for Visitors’ Car Parking Spaces” means all such facilities installed or to be installed within the Phase XI Car Park Common Areas for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance (Cap.374) parking at the Visitors’ Car Parking Spaces and such facilities shall include but not limited to such wires, cables, ducts, trunking, electric meters, base boxes, socket outlets, locks, covers and other security and/or protective devices, charging station, payment device, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose;

“Fire Safety Management Plan” means the fire safety management plan and measures relating to the Phase XI Residential Units with open kitchen design required to be implemented by the Buildings Department and the Fire Services Department and any addition or variation thereto from time to time in accordance with the then relevant

requirement of the Buildings Department, the Fire Services Department and any other relevant Government authority;

- “First Assigned Premises”** means Flat [] on the [] Floor of Tower [] [and Car/Motor Cycle Parking Space No. [] on [] Floor] of Phase XI[A/B/C/D] of the Non-Station Development;
- “Management Units”** means the Management Units attributable to the Phase XI Car Parking Spaces and the Phase XI Residential Units as set out in Part II of the First Schedule;
- “Non-Common EV Facilities”** means all such facilities installed or to be installed within the Phase XI Car Park for serving any of the Phase XI Car Parking Spaces exclusively or belonging to any of the Owners of the Phase XI Car Parking Spaces for the purpose of or in relation to the charging of electric motor vehicles or electric motor cycles licensed under the Road Traffic Ordinance (Cap.374) parking at such Phase XI Car Parking Spaces; such facilities shall include but not limited to such wires, cables, ducts, trunking, electric meters, base boxes, socket outlets, locks, covers and such other security and/or protective devices, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose;
- “Phase XI”** means that part of the Non-Station Development constructed on the part of the Land shown and marked Site C2 on Plan L annexed to the Government Grant and referred to therein as Site C2 comprising Phase XI which consists of (i) “Phase XIA” and “Phase XIB” (which are shown as “Phase XIA OP” and “Phase XIB OP” respectively on the phasing plans approved by the Building Authority and for identification purpose only are shown and demarcated in Stippled Orange and Hatched Blue respectively on the phasing plans annexed hereto) comprising the Phase XI Residential Units in Tower 1(1A & 1B), the Phase XI Car Park, the Phase XI Covered Pedestrian Walkway, the Phase XI Recreational Areas and Facilities and part of the Common Areas and the Common Services and Facilities in Phase XI, (ii) “Phase XIC” (which is shown as “Phase XIC OP” on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Cross-hatched Green on the phasing plans annexed hereto) comprising the Phase XI Residential Units in Tower 2(2A & 2B) and part of the Common Areas and the Common Services and Facilities in Phase XI, and (iii) “Phase XID” (which is shown as “Phase XID OP” on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Dash-hatched Magenta on the phasing plans annexed hereto) comprising the Phase XI Residential Units in Tower 3(3A & 3B) and part of the Common Areas and the Common Services and Facilities in Phase XI;
- “Phase XI Balcony”** means each of the Balconies forming part of a Phase XI Residential Unit specified in Part I of the Sixth Schedule, which are for identification purpose only as shown in Hatched Black and marked “BAL.” on the common areas plans annexed hereto;
- “Phase XI Car Park”** means that part of the Car Park within Phase XI indicated on the Approved Plans for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap.374) and belonging to the Owners or occupiers of the Residential Development or belonging to the visitors or invitees of the Owners or occupiers of the Phase XI Residential Development or the parking of motor cycles to be used by the Owners or occupiers of the Residential Development or their visitors or invitees or the parking of pedal-cycles to be used by the Owners or occupiers of the Phase XI Residential Development or their visitors or invitees and includes areas intended for the common use and benefit of the Owners, occupiers and licensees of such part of the Car Park within Phase XI and also includes parking spaces for disabled persons provided in Site C2 pursuant to Special Condition No.(44)(a)(vii) of the Government Grant;

“Phase XI Car Park Common Areas”

means the whole of the Phase XI Car Park (except those Phase XI Car Parking Spaces and pedal-cycle parking spaces shown and delineated on the car park layout plan approved by the Building Authority), intended for the common use and benefit of the Owners, occupiers and licensees of the Phase XI Car Park including, but not limited to, the Visitors’ Car Parking Spaces, parking spaces for disabled persons provided in Site C2 pursuant to Special Condition No.(44)(a)(vii) of the Government Grant, entrances, car ramps, driveways, staircases, electrical meter rooms, air ducts and pipe ducts; and the Phase XI Car Park Common Areas are for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Green;

“Phase XI Car Park Common Services and Facilities”

means those services and facilities in on or under Phase XI and which serve the Phase XI Car Park as a whole including, but not limited to, the Common EV Facilities, EV Facilities for Visitors’ Car Parking Spaces, lift(s), plant and machinery, electrical installations fittings and equipment, barriers and water supply apparatus but excluding anything contained in the Phase XI Common Services and Facilities and the Phase XI Residential Common Services and Facilities;

“Phase XI Car Parking Space”

means a Unit situate in the Phase XI Car Park for the purpose of parking of motor vehicle licensed under the Road Traffic Ordinance (Cap.374) and belonging to an Owner or occupier of the Residential Development, or parking of motor cycle to be used by an Owner or occupier of the Residential Development or such Owner’s or occupier’s visitors or invitees and for the avoidance of doubt, includes the Non-Common EV Facilities (if any) exclusively serving such Unit;

“Phase XI Common Areas”

means those parts of Phase XI which are intended for use by or benefit of the Owners of more than one constituent parts of Phase XI, namely the Phase XI Car Park and the Phase XI Residential Development and not for the sole benefit of the Owners of only one constituent part including, but not limited to, those areas above the existing roof of the Mass Transit Railway Depot (as defined in the Government Grant) of the Station Complex and below the 3rd Floor of the buildings erected on Phase XI, part of the covered landscape area (which are for identification purpose only as shown and marked in brown dotted lines on the common areas plans annexed hereto), the external walls below the 8th Floor of the buildings erected on Phase XI, emergency vehicular access, carriageway, Phase XI Covered Pedestrian Walkway, inaccessible voids, staircases, landings, corridors and open passages; lift lobbies, carpark lift lobbies on 5th Floor, 6th Floor and 7th Floor, shuttle lift lobby on 3rd Floor; refuse storage and material recovery chamber, parking space for refuse collection operation; gas valve room, guard room and lavatory, fuel tank room, transformer rooms, emergency generator room, low voltage main switch rooms, electrical meter rooms, switch room(s), water meter cabinets, utility corridor, sprinkler water tank, sprinkler pump room, cable riser duct room, riser duct rooms, street fire hydrant water tank, street fire hydrant pump room, fire services sprinkler water tank pump room, fire services water tanks, irrigation tank, potable and cleansing water pump room, flushing and irrigation water pump room(s), flushing water pump room(s), master check meter room, lead-in of telecommunication network services, air ducts, pipe ducts, fire control centre sprinkler control valve sets; management office (office accommodation for watchman and caretakers) and lavatories, reception, meeting room, security control room, planters, part of the greenery areas (including but not limited to planters) (as for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Yellow Stippled Black), flat roofs, glass roof, inlets for fire services and pipe ducts on or in Phase XI; and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within Phase XI not used for the sole benefit of the Owners of any one constituent part of Phase XI only and for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Yellow and Yellow Stippled Black;

“Phase XI Common Services and Facilities”

means those services and facilities constructed or to be constructed in on or under Phase XI and which serve more than one constituent parts of Phase XI, namely the Phase XI Car Park and the Phase XI Residential Development including, but not limited to, sewers, gutters, drains, watercourses, water features, wells, pipes and ducts; pumps, tanks and sanitary fittings; wires, cables, electrical installations, fittings, equipment and apparatus; communal aerial, satellite and cable reception, distribution and associated equipment; fire protection and fire fighting systems, equipment and apparatus; security systems, equipment and apparatus; refuse disposal equipment; lifts; air-conditioners and fans; architectural features and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the benefit of Phase XI as part of the amenities thereof and not for the sole benefit of any one constituent part of Phase XI only but excluding the Phase XI Car Park Common Services and Facilities and the Phase XI Residential Common Services and Facilities;

“Phase XI Covered Pedestrian Walkway”

means the covered pedestrian walkway constructed in Phase XI pursuant to Special Condition No.(53)(b)(iv) of the Government Grant, and the location of such covered pedestrian walkway within Phase XI and situated within the Phase XI Common Areas is for identification purpose only shown and marked “24-HOUR COVERED PEDESTRIAN WALKWAY SYSTEM” on the common areas plans annexed hereto;

“Phase XI House Rules”

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

“Phase XI Non-enclosed Areas”

means the Phase XI Balconies and the covered areas underneath the Phase XI Balconies and the Phase XI Utility Platforms and the covered areas underneath the Phase XI Utility Platforms, the locations of which are for identification purpose only shown in Hatched Black and Cross-hatched Black and marked “BAL.” and “U.P.” respectively on the common areas plans annexed hereto and the covered areas underneath the lowest balconies and utility platforms are for identification purpose only shown in Yellow Dashed Lines on the common areas plans annexed hereto;

“Phase XI Owners Sub-Committee”

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

“Phase XI Recreational Areas and Facilities”

means the indoor swimming pool, outdoor swimming pool, indoor pool deck, outdoor pool deck, function rooms, karaoke room, music room, children play area, game room, gymnasium, sauna, steam, yoga room, baby care room, jacuzzi, changing rooms, lavatories, reception, lounge, seating areas, entrance foyers, foyer, lift lobby on 7th Floor, part of the carpark lift lobby on 7th Floor and any other recreational facilities and ancillary facilities erected within Phase XI pursuant to the provisions of Special Condition No.(52)(a)(i) and (iii) of the Government Grant which now are or may at any time during the Term be provided only for the benefit of the residents and occupiers of the Phase XI Residential Development and their bona fide visitors all of which shall form part of the Private Recreational Facilities and the Local Open Space (as the case may be) under the Principal Deed. The Phase XI Recreational Areas and Facilities are for identification purpose only as shown (where possible and capable of being shown) on the common areas plans annexed hereto and thereon coloured Indigo Hatched Black;

“Phase XI Residential Common Areas”

means those parts of the Phase XI Residential Development intended for the common use and benefit of the Owners, occupiers and licensees of the Phase XI Residential Development including, but not limited to, working spaces and manoeuvring spaces for or in connection with the operation of the CCTV Imaging Device and/or the carrying out of inspection, maintenance, repair or related works for the external drainage pipes concealed by architectural features of each Tower, inaccessible voids, part of the covered landscape area (which are

for identification purpose only as shown and marked in brown dotted lines on the common areas plans annexed hereto), carpark lift lobbies on 3rd Floor, 5th Floor, 6th Floor and 7th Floor, shuttle lift lobby on 8th Floor, entrance lobbies, lift lobbies, lift lobbies serving a fireman’s lift, protected lobbies to a required staircase, staircases, landings, planters, flat roofs, corridors and passages, all loading and unloading bays required to be provided pursuant to Special Condition No.(16)(b)(i)(iii)(VI) of the Government Grant, lift pits, lift shafts, lift machine rooms, refuge floors, transformer rooms, electrical meter rooms, water meter cabinets, low voltage switch rooms, emergency generator room, sprinkler water tanks, sprinkler water pump rooms, drencher water tanks, drencher pump rooms, sprinkler control valve and drencher control valve rooms, potable water tanks, flushing water tanks, potable water pump rooms, flushing water pump rooms, transfer water tanks, fire services water tanks, fire services water tank room, fuel tank room, fire services intermediate booster water pump rooms, telecommunications and broadcasting rooms, pool double slabs, filtration plant rooms, surge tanks, pool maintenance space, outdoor unit of variable refrigerant volume air-conditioning system for residents’ recreational facilities, outdoor unit of variable refrigerant volume air-conditioning system for clubhouse and lift lobby, pipe ducts, pipe well(s), open pipe well(s), air ducts, riser duct rooms, cable riser valve room, gas valve chambers, the external walls of the 8th Floor and above of the buildings erected on Phase XI (including curtain walls or any part thereof (including the window frames, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of the curtain wall, the non-openable windows therein or thereto and window frames, glass panels, cast-in anchors, gasket, window sealant and such other components of such non-openable windows but excluding all openable windows installed therein and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows) and non-structural prefabricated external walls of the 9th Floor and above of the buildings erected on Phase XI (which are for identification purpose only as shown and marked in Lime Dashed Lines on the common areas plans annexed hereto)), structural columns (if any) within any Phase XI Residential Unit and structural columns (if any) appertaining to any Phase XI Residential Unit, the Phase XI Recreational Areas and Facilities, all the pedal-cycle parking spaces in the Phase XI Car Park required to be provided pursuant to Special Condition No.(16)(b)(i)(iii)(V) of the Government Grant, part of the greenery areas (including but not limited to vertical greening, lawns, planters and water feature) (as for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Indigo Stippled Black), horizontal screens, trellis, lawns, common flat roofs, roof (lawn), refuse storage and material recovery rooms, extra-low voltage rooms, hose reels, and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Phase XI Residential Development for the common use and benefit of the Owners, occupiers and licensees of the Phase XI Residential Development and for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Indigo, Indigo Hatched Black, Indigo Stippled Black and Indigo Cross Hatched Black;

“Phase XI Residential Common and Facilities” **Residential Services**

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

“Phase XI Residential Development” **Residential**

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

“Phase XI Residential Unit”	means a Unit including roof and/or flat roof and/or stairhood and/or Phase XI Non-enclosed Areas and/or air-conditioning platform appertaining thereto (if any) (which air-conditioning platform is for identification purpose only as shown in Hatched Dashed Black on the common areas plans annexed hereto) situate in the Phase XI Residential Development; for the avoidance of doubt it is expressly provided and declared that a Phase XI Residential Unit shall include (i) all openable windows installed in or to any curtain wall enclosing the Phase XI Residential Unit and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows and (ii) casement windows (whether openable or not) installed in or to any external walls (other than curtain wall) enclosing the Phase XI Residential Unit and the window frame on the external wall, frames enclosing the glass panels of the casement windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such casement windows but shall exclude all structural columns (if any) within the Phase XI Residential Unit and structural columns (if any) appertaining to the Phase XI Residential Unit;
“Phase XI Utility Platform”	means each of the Utility Platforms forming part of a Phase XI Residential Unit specified in Part II of the Sixth Schedule, which are for identification purpose only as shown in Cross-hatched Black and marked “U.P.” on the common areas plans annexed hereto;
“Principal Deed”	means the Principal Deed of Mutual Covenant and Management Agreement dated 16 th June 2009 and registered in the Land Registry by Memorial No.09062303030203 affecting the Land;
“Site C2”	means the part of the Land shown and marked Site C2 on Plan L annexed to the Government Grant and referred to therein as Site C2;
“Tower”	means a residential tower block constructed as part of the Phase XI Residential Development;
“Visitors’ Car Parking Spaces”	means parking spaces in the Phase XI Car Park designated for parking of motor vehicles belonging to the visitors or invitees of the Owners or occupiers of the Phase XI Residential Development and include parking spaces for disabled persons provided in Site C2 pursuant to Special Condition No.(44)(a)(vii) of the Government Grant;
“Works and Installations”	means all the major works and installations in Phase XI requiring regular maintenance on a recurrent basis including but not limited to those works and installations as set out in the Fifth Schedule hereto.

SECTION C

RIGHTS OF OWNERS

Rights attaching to each Share

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

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

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

Rights of MTR

2. MTR shall during the residue of the Term and any renewal thereof subject to the covenants and terms contained in the Government Grant, the Principal Deed and this Deed have the full and exclusive right and privilege to hold, use, occupy and enjoy the whole of Phase XI Together with the appurtenances thereto save only the First Assigned Premises.

Rights of Purchaser

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

Disposal Restrictions

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

(b) Phase XI Car Parking Spaces shall not be used for any purpose other than for the purposes of parking of motor vehicles licensed under the Road Traffic Ordinance (Cap.374) and belonging to the Owners or occupiers of the Residential Development or parking of motor cycles to be used by the Owners or occupiers of the Residential Development or their visitors or invitees.

SECTION D

OBLIGATIONS OF OWNERS AND POWERS OF MANAGER

Owners to comply

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

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

Liability of Manager

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

Owners to indemnify the Manager

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

Owners to observe restrictive covenants

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

Management Charges

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

(b) For the avoidance of doubt, the construction costs of uncompleted parts of Phase XI as at the date of this Deed and the management and maintenance expenses in relation to the Common Areas and the Common Services and Facilities in Phase XIC or in Phase XID before MTR assigns any Unit in Phase XIC or Phase XID (as the case may be) pursuant to consent to assign to be issued by the Director for Phase XIC or Phase XID (as the case may be) shall be borne by MTR solely so that the Owners of Units in the completed parts of Phase XI with consent to assign issued by the Director shall not be liable for the payment of any construction costs of uncompleted parts of Phase XI and any management and maintenance expenses in relation to the Common Areas and the Common Services and Facilities in Phase XIC or in Phase XID before MTR assigns any Unit in Phase XIC or Phase XID (as the case may be) pursuant to consent to assign to be issued by the Director for Phase XIC or Phase XID (as the case may be).

Assignment of Common Areas and Common Services and Facilities

4. (a) MTR shall upon execution of this Deed assign the Shares in those parts of the Common Areas and Common Services and Facilities in Phase XIA and Phase XIB together with the said Common Areas and Common Services and Facilities to the Manager free of costs or consideration to be held by the Manager as trustee for all the Owners and the Manager must assign the said Shares together with the said Common Areas and Common Services and Facilities free of costs or consideration to its successor as manager on

termination of its appointment or to the Owners Corporation at any time if so required by the Owners Corporation.

(b) After completion of Phase XIC (as evidenced by the issue of the consent to assign by the Director for Phase XIC) and upon assignment of any Unit in Phase XIC by MTR, MTR shall assign the Shares (if any) in those parts of the Common Areas and Common Services and Facilities in Phase XIC together with the said Common Areas and Common Services and Facilities to the Manager free of costs or consideration to be held by the Manager as trustee for all the Owners and the Manager must assign the said Shares (if any) together with the said Common Areas and Common Services and Facilities free of costs or consideration to its successor as manager on termination of its appointment or to the Owners Corporation at any time if so required by the Owners Corporation.

(c) After completion of Phase XID (as evidenced by the issue of the consent to assign by the Director for Phase XID) and upon assignment of any Unit in Phase XID by MTR, MTR shall assign the Shares (if any) in those parts of the Common Areas and Common Services and Facilities in Phase XID together with the said Common Areas and Common Services and Facilities to the Manager free of costs or consideration to be held by the Manager as trustee for all the Owners and the Manager must assign the said Shares (if any) together with the said Common Areas and Common Services and Facilities free of costs or consideration to its successor as manager on termination of its appointment or to the Owners Corporation at any time if so required by the Owners Corporation.

**Phase XI Residential Units
with open kitchen**

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

- (i) smoke detectors provided at the common lobby outside the Phase XI Residential Units shall not be removed or tampered or obstructed;
- (ii) smoke detectors provided inside the Phase XI Residential Units shall not be removed or tampered or obstructed;
- (iii) sprinkler heads provided at the ceiling immediately above the open kitchen area shall not be removed or tampered or obstructed;
- (iv) the full height wall having a fire resistance rating of not less than -/30/30 adjacent to the exit door of the Phase XI Residential Unit shall not be removed or tampered;
- (v) the fire safety provisions mentioned in (i), (ii) and (iii) above shall be subject to annual check at the cost and expense of the Owner of the Phase XI Residential Unit with open kitchen conducted by the fire service installation contractor registered with the Fire Services Department appointed by the Manager (“RFSIC”);
- (vi) the Owners and residents of the Phase XI Residential Units shall allow access for the RFSIC to carry out annual check, maintenance and inspection of the fire

safety provisions mentioned in (i), (ii) and (iii) above in the Phase XI Residential Units; and

- (vii) maintenance and inspection work of the fire safety provisions mentioned in (i), (ii) and (iii) above with appropriate maintenance procedures shall be carried out at the cost and expense of the Owner of the Phase XI Residential Unit with open kitchen (with assistance by the Manager) by RFSIC who shall be responsible for issuance of the relevant maintenance certificate (F.S.251) to prove that such maintenance and inspection work have been carried out and such maintenance certificate shall be submitted by the Owner to the Fire Services Department.

(b) The Owner or residents of any Phase XI Residential Unit with open kitchen shall at his own costs and expenses observe and comply with the Fire Safety Management Plan and the fire safety provisions mentioned in this Clause and any guideline or direction to be issued or given by the Manager from time to time relating to the implementation of the Fire Safety Management Plan and shall ensure his tenants and other occupiers of his Phase XI Residential Unit observe and comply with the same. The Manager shall assist the Owners, tenants and occupiers of the Phase XI Residential Units with open kitchen to, inter alia, carry out annual maintenance and inspection of the fire services installations, ensure the reinstallation of smoke detector inside open kitchen after a fire alarm and submit the relevant maintenance certificates (F.S. 251) to Fire Services Department.

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

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

Curtain walls and casement windows

6. The Owner of any Phase XI Residential Unit shall be responsible for the cleaning of the internal surface of the curtain walls (including the openable windows and/or the non-openable windows installed therein or thereto) enclosing his Unit. The Owner of any Phase XI Residential Unit shall be responsible for the repair, maintenance and replacement works of the openable windows installed in or to any curtain wall enclosing his Unit and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows and shall only engage contractors nominated and approved by the Manager to carry out such works. The Owner of any Phase XI Residential Unit shall also be responsible for the repair, maintenance and replacement of the casement windows (whether openable or not) belonging to

his Unit. The Owners of the Phase XI Residential Units shall not object and shall render full cooperation to the Manager for the purpose of cleaning the external surfaces and carrying out any works with regards to the curtain walls. When the Manager carries out cleaning of the external surface of the curtain walls, the Manager shall have the right to clean the external surface of the openable windows in the curtain walls as well and the costs and expenses incurred in connection therewith shall be paid from the management fund in respect of the Phase XI Residential Common Areas.

Ownership and maintenance of Non-Common EV Facilities

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

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

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

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

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

(a) observe and comply with all Ordinances, bye-laws and Government regulations of the Hong Kong Special Administrative Region and guidelines and directions as may be issued by the Environment Bureau or the Electrical and Mechanical Services Department or all other Government authorities from time to time and all the Building Rules and Phase XI House Rules (if any) as may be made and all such directions (if any) as may be given by the Manager from time to time in relation to the installation, use, operation, maintenance, repair, replacement and/or renewal of the Non-Common EV Facilities or any part thereof serving his Phase XI Car Parking Space exclusively including but not limited to any works to be carried out thereat and control of the consistent appearance of the Non-Common EV Facilities;

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

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

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

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

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

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

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

Contribution to maintenance of Station Slab, etc.

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

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

Maintenance of slabs of Phase XI

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

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

Contribution to maintenance of Utility Spine

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

Inspection of external drainage pipes concealed by architectural features

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

(a) the Manager shall provide a suitable CCTV Imaging Device and shall also provide trained personnel to operate the CCTV Imaging Device or

enter into a contract with a service provider for conducting inspection of the external concealed drainage pipes by the CCTV Imaging Device; and

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

Air-conditioning platform forming part of a Phase XI Residential Unit

14. (a) The air-conditioning platform (if any) appertaining to the Phase XI Residential Unit (including those air-conditioning platforms (complying with the criteria set out in Appendix B of the Code of Practice on Access for External Maintenance 2021 issued by the Buildings Department or as amended or substituted from time to time) provided on Phase XI Balconies or on Phase XI Utility Platforms) shall be used as areas for air-conditioning only and shall not be used for any other purpose other than for installation of outdoor unit(s) of air-conditioner(s) serving the relevant Phase XI Residential Unit.

(b) The Owner of a Phase XI Residential Unit with air-conditioning platform appertaining thereto shall only install outdoor unit(s) of air-conditioner(s) serving his Phase XI Residential Unit at the said air-conditioning platform.

(c) No individual air-conditioning platform shall be erected at the external walls of the Towers.

SECTION E

MEETINGS OF THE OWNERS OF PHASE XI

Meetings of the Owners

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

Annual Meeting

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

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

Convening of Meeting

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

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

Notice

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

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

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

Quorum

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

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

Chairman

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

Minutes

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

Voting

8. (a) At a meeting of Owners of Phase XI
- (i) an Owner shall have one vote in respect of each Share he owns;
 - (ii) an Owner may cast a vote personally or by proxy;
 - (iii) where 2 or more persons are the co-Owners of a Share, the vote in respect of the Share may be cast :-
 - (I) by a proxy jointly appointed by the co-Owners;
 - (II) by a person appointed by the co-Owners from amongst themselves; or
 - (III) if no appointment is made under Clauses 8(a)(iii)(I) or 8(a)(iii)(II) of this Section, either by one of the co-Owners personally or by a proxy appointed by one of the co-Owners;
 - (iv) where 2 or more persons are the co-Owners of a Share and more than one of the co-Owners seek to cast a vote in respect of the Share, only the vote that is cast, whether personally or by proxy, by the co-Owner whose name, in order of priority, stands highest in relation to that Share in the register kept at the Land Registry shall be treated as valid;
 - (v) if there is an equality of votes the person presiding over the meeting shall have in addition to a deliberative vote, a casting vote.
- (b) An instrument appointing a proxy shall be in the form set out in Form 1 in Schedule 1A of the Building Management Ordinance, and
- (i) shall be signed by the Owner; or
 - (ii) if the Owner is a body corporate, shall, notwithstanding anything to the contrary in its constitution, be impressed with the seal or chop of the body corporate and signed by a person authorized by the body corporate in that behalf.
- (c) The instrument appointing a proxy shall be lodged with the Chairman of the Phase XI Owners Sub-Committee or, if the meeting is convened under Clauses 3(b) or 3(c) of this Section, the person convening the meeting at least 48 hours before the time for the holding of the meeting.
- (d) A proxy appointed by an Owner to attend and vote on behalf of the Owner shall, for the purposes of the meeting, be treated as being the Owner present at the meeting.

(e) For the avoidance of doubt, there shall not be any votes attaching to Shares allocated to the Phase XI Common Areas and the Phase XI Common Services and Facilities, the Phase XI Residential Common Areas and the Phase XI Residential Common Services and Facilities or the Phase XI Car Park Common Areas and the Phase XI Car Park Common Services and Facilities nor shall such Shares be taken into account for the purpose of counting a quorum of any meeting, and the Manager shall not be entitled to vote as trustee of the relevant Owners of the Shares allocated thereto at any meeting of the Owners of Phase XI.

Resolutions binding on Owners

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

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

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

Accidental omission of notice

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

Resolutions requiring special majority

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

Audit of annual accounts

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

Meetings before completion of Phase XIC and Phase XID

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

SECTION F

PHASE XI OWNERS SUB-COMMITTEE

- Number of members**
1. (a) The Phase XI Owners Sub-Committee shall consist of four (4) members.
- (b) The members of the Phase XI Owners Sub-Committee shall be made up of :-
- (i) three (3) members as representatives of the Phase XI Residential Development; and
- (ii) one (1) member as representative of the Phase XI Car Park.
- Quorum**
2. (a) A quorum for meetings of the Phase XI Owners Sub-Committee shall be at least 3 members.
- (b) Provided a quorum exists, the Phase XI Owners Sub-Committee shall be entitled to act and continue to act notwithstanding that the number of its members falls below four (4) or that for any reason less than four (4) members are elected or appointed in the manner herein provided.
- Eligibility for appointment**
3. The following persons shall be eligible for appointment to the Phase XI Owners Sub-Committee :-
- (a) Any Owner (including any one of two or more co-Owners) of a Unit in Phase XI.
- (b) The duly authorised representative (provided that such authorisation shall be in writing addressed to the Phase XI Owners Sub-Committee and may be revoked at any time on notice in writing given to the Phase XI Owners Sub-Committee), in his place, of any Owner of a Unit in Phase XI, being :-
- (i) the representative of an Owner which is a body corporate;
- (ii) the husband, wife, or adult family member of an Owner provided such husband, wife or adult family member resides in or occupies such Owner's Unit; or
- (iii) the occupying tenant of that Unit.
- Election and appointment of members**
4. (a) The Manager shall convene a meeting of the Owners of Phase XI comprising :-
- (i) each Tower in the Phase XI Residential Development; and
- (ii) the Phase XI Car Park.

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

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

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

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

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

Officers

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

- (i) a Chairman;
- (ii) a Secretary; and
- (iii) such other officers (if any) as the Phase XI Owners Sub-Committee may from time to time elect.

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

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

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

Tenure of office

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

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

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

- (i) he resigns by notice in writing to the Phase XI Owners Sub-Committee;
- (ii) he ceases to be eligible;

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

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

Votes of members

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

Power to make rules

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

Manager to be invited

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

Power to call meeting

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

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

SECTION G

PHASE XI HOUSE RULES

Phase XI House Rules first in force

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

Making and Amendment of Phase XI House Rules

2. The Manager shall have power from time to time to make, revoke and amend the Phase XI House Rules regulating the use, occupation, maintenance and environmental control (including but not limited to protection of the environment of Phase XI and implementation of noise abatement, waste reduction and recycling measures with reference to guidelines on property management issued from time to time by the Director of Environmental Protection) of Phase XI and the conduct of persons occupying, visiting or using the same and the Phase XI House Rules shall not be inconsistent with or contravene the provisions of the Principal Deed, this Deed, the Building Management Ordinance (Cap.344) or the Government Grant Provided That if the Phase XI Owners Sub-Committee is in existence, the Phase XI House Rules shall only be made, revoked or amended by the Manager with the prior approval of the Phase XI Owners Sub-Committee.

Phase XI House Rules to be posted on notice boards

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

SECTION H

INTERPRETATION AND MISCELLANEOUS

- Marginal notes, headings and index**
1. The marginal notes, headings and index are intended for guidance only and do not form part of this Deed nor shall any of the provisions of this Deed be construed or interpreted by reference thereto or in any way affected or limited thereby.
- Plurals and genders**
2. In this Deed (if the context so permits or requires) words importing the singular number only shall include the plural number and vice versa, words importing the masculine gender only shall include the feminine gender and neuter gender and words importing persons shall include corporations.
- Service of notices**
3. (a) All notices or demands required to be served hereunder shall be sufficiently served if addressed to the party intended to receive the same and sent by prepaid post to or left at the Unit of which the party to be served is the Owner notwithstanding that such party shall not personally occupy such Unit Provided That where notice is to be given to an Owner who is a mortgagee, such notice shall be served on the mortgagee, if a Company, at its last known place of business or, if an individual at his last known residence in Hong Kong.
- (b) All notices required to be given to the Manager under this Deed shall be properly served if sent by prepaid post to or left at their registered office or the management office in Phase XI of the Development or such other address as may be notified by the Manager from time to time.
- (c) All notices required to be given to the Phase XI Owners Sub-Committee shall be properly served if sent by prepaid post to or left with the Chairman or Secretary of the Phase XI Owners Sub-Committee at his usual residential address.
- (d) All non-resident Owners shall provide the Manager with an address within Hong Kong for service of process and notices to be given pursuant to this Deed.
- Covenants to run with the Land**
4. The mutual covenants herein contained are intended to be annexed to and shall run with the Land and each and every Share therein and shall be enforceable by and against the Owner for the time being of any such Share both as to the benefit and burden of such covenants, and any Ordinance or other statutory enactment for the time being in force concerning the enforcement of mutual covenants relating to land or buildings shall apply to this Deed.
- Chinese Translation**
5. Within one month after the date of this Deed, MTR shall at its own cost cause a direct translation in Chinese of this Deed to be made and deposit a copy of this Deed and the Chinese translation in the management office in Phase XI for inspection by all Owners of Phase XI free of charge and for taking copies at their expense and upon payment of reasonable copying charges. All charges received shall be credited to the Special Fund for Phase XI. In the event of a dispute as to the effect of the Chinese translation and the English document, the English version approved by the Director is to prevail.
- Building Management Ordinance**
6. (a) Nothing in this Deed shall prejudice or in any way be construed or constructed so as to prejudice or exclude the operation of the provisions of the Building Management Ordinance and the Schedules thereto.
- (b) Within one month after the date of this Deed, MTR shall deposit a copy of Schedules 7 and 8 to the Building Management Ordinance (English and Chinese versions) in the management office in Phase XI for reference by all Owners of Phase XI free of costs and for taking copies at their own expense and upon payment of a reasonable charge. All charges received must be credited to the Special Fund for Phase XI.

Works and Installations

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

(i) As-built record plans of the building and services installations together with the necessary technical information (such as specifications of materials and design standard) for maintenance of all facilities and equipment;

(ii) All warranties and guarantees provided by contractors (together with the names of the companies providing the warranty and the contact telephone numbers) in respect of all facilities and equipment;

(iii) Recommended maintenance strategy and procedures;

(iv) A list of items of the Works and Installations requiring routine maintenance;

(v) Recommended frequency of routine maintenance inspection;

(vi) Checklist and typical inspection record sheets for routine maintenance inspection; and

(vii) Recommended maintenance cycle of the Works and Installations;

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

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

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

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

(f) The Manager shall deposit the revised Works Manual in the management office in Phase XI within one month after the date of its preparation for inspection by all Owners of Phase XI free of charge and taking copies at their own expense and on payment of a reasonable charge which shall be credited to the Special Fund for Phase XI.

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

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

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

THE FIRST SCHEDULE
PART I
ALLOCATION OF SHARES

No. of Shares

Phase XI Residential Development :

Tower 1(1A)	136,055	
Tower 1(1B)	101,401	
Tower 2(2A)	133,449	
Tower 2(2B)	118,694	
Tower 3(3A)	130,141	
Tower 3(3B)	117,376	737,116

Phase XI Car Park :

(i) 5 Car Parking Spaces Nos.R001 to R005 on 3 rd Floor (125 Shares each)	625	
(ii) 76 Car Parking Spaces Nos.R101 to R176 on 5 th Floor (125 Shares each)	9,500	
(iii) 90 Car Parking Spaces Nos.R201 to R290 on 6 th Floor (125 Shares each)	11,250	
(iv) 74 Car Parking Spaces Nos.R301 to R374 on 7 th Floor (125 Shares each)	9,250	
(v) 26 Motor Cycle Parking Spaces Nos.M01 to M26 on 3 rd Floor (24 Shares each)	624	31,249

Common Areas and Common Services and Facilities in Phase XI:

(i) Common Areas and Common Services and Facilities in Phase XIA and Phase XIB (comprising Phase XI Common Areas and Phase XI Common Services and Facilities, Phase XI Car Park Common Areas and Phase XI Car Park Common Services and Facilities, parts of Phase XI Residential Common Areas and Phase XI Residential Common Services and Facilities)		141,822
(ii) Common Areas and Common Services and Facilities in Phase XIC (comprising parts of Phase XI Residential Common Areas and Phase XI Residential Common Services and Facilities)		25,944
(iii) Common Areas and Common Services and Facilities in Phase XID (comprising parts of Phase XI Residential Common Areas and Phase XI Residential Common Services and Facilities)		25,650

Total Shares : 961,781

Allocation of Shares to each Phase XI Residential Unit

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
1(1A)	9/F	A@	408	
		B@	655	
		C@	404	
		D@	278	
		E@	397	
		F#	410	
		G@	409	2,961
	10/F – 61/F (excluding 11/F, 13/F, 14/F, 24/F, 34/F, 40/F, 44/F and 54/F) (44 storeys)	A#	399	
		B#	651	
		C#	399	
		D#	289	
		E#	406	
		F#	410	
		G#	406	130,240
	62/F	A%@&	902	
C#&		409		
D#&		311		
E#&		436		
F%@&		796	2,854	
			-----	136,055

Notes:

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of Tower 1(1A & 1B).
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F of Tower 2(2A & 2B) and Tower 3(3A & 3B).
3. 11/F and 40/F of Tower 1(1A & 1B), Tower 2(2A & 2B) and Tower 3(3A & 3B) are refuge floors.
4. # means with balcony and utility platform
5. @ means with flat roof.
6. & means with roof.
7. % means with balcony.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>	
1(1B)	9/F	A@	424		
		B@	292		
		C@	407		
		D@	501		
		E@	293		
		F@	293	2,210	
	10/F – 61/F (excluding 11/F, 13/F, 14/F, 24/F, 34/F, 40/F, 44/F and 54/F) (44 storeys)	A#	412		
		B#	295		
		C#	411		
		D#	504		
		E#	296		
		F#	296	97,416	
	62/F	A%@@&	903		
		B%@@&	872	1,775	
					----- 101,401

Notes:

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of Tower 1(1A & 1B).
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F of Tower 2(2A & 2B) and Tower 3(3A & 3B).
3. 11/F and 40/F of Tower 1(1A & 1B), Tower 2(2A & 2B) and Tower 3(3A & 3B) are refuge floors.
4. # means with balcony and utility platform
5. @ means with flat roof.
6. & means with roof.
7. % means with balcony.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
2(2A)	9/F	A@	404	
		B@	653	
		C@	287	
		D@	286	
		E@	299	
		F@	399	
		G@	306	2,634
	10/F – 66/F (excluding 11/F, 13/F, 14/F, 24/F, 34/F, 40/F, 44/F, 54/F and 64/F) (48 storeys)	A#	395	
B#		649		
C#		299		
D#		298		
E#		311		
F#		410		
G#		306	128,064	
	67/F	A%@&	892	
		C#&	298	
		D#&	322	
		E#&	334	
		F%@&	905	2,751

Notes:

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of Tower 1(1A & 1B).
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F of Tower 2(2A & 2B) and Tower 3(3A & 3B).
3. 11/F and 40/F of Tower 1(1A & 1B), Tower 2(2A & 2B) and Tower 3(3A & 3B) are refuge floors.
4. # means with balcony and utility platform
5. @ means with flat roof.
6. & means with roof.
7. % means with balcony.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
2(2B)	9/F	A@	428	
		B@	296	
		C@	430	
		D#@	483	
		E@	407	
		F@	410	2,454
	10/F – 66/F (excluding 11/F, 13/F, 14/F, 24/F, 34/F, 40/F, 44/F, 54/F and 64/F) (48 storeys)	A#	411	
		B#	296	
		C#	413	
		D#	458	
		E#	404	
		F#	402	114,432
	67/F	A%@@&	906	
B%@@&		902	1,808	
				----- 118,694

Notes:

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of Tower 1(1A & 1B).
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F of Tower 2(2A & 2B) and Tower 3(3A & 3B).
3. 11/F and 40/F of Tower 1(1A & 1B), Tower 2(2A & 2B) and Tower 3(3A & 3B) are refuge floors.
4. # means with balcony and utility platform
5. @ means with flat roof.
6. & means with roof.
7. % means with balcony.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
3(3A)	9/F	A@	409	
		B@	661	
		C@	288	
		D@	287	
		E#	246	
		F@	409	
		G@	306	2,606
	10/F – 66/F (excluding 11/F, 13/F, 14/F, 24/F, 34/F, 40/F, 44/F, 54/F and 64/F) (48 storeys)	A#	394	
		B#	649	
		C#	299	
		D#	299	
		E#	246	
		F#	408	
		G#	306	124,848
	67/F	A%@&	893	
		C#&	298	
		D#&	323	
		E#&	264	
		F%@&	909	2,687

				130,141

Notes:

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of Tower 1(1A & 1B).
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F of Tower 2(2A & 2B) and Tower 3(3A & 3B).
3. 11/F and 40/F of Tower 1(1A & 1B), Tower 2(2A & 2B) and Tower 3(3A & 3B) are refuge floors.
4. # means with balcony and utility platform
5. @ means with flat roof.
6. & means with roof.
7. % means with balcony.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
3(3B)	9/F	A@	417	
		B@	294	
		C@	329	
		D#	515	
		E@	411	
		F@	411	2,377
	10/F – 66/F (excluding 11/F, 13/F, 14/F, 24/F, 34/F, 40/F, 44/F, 54/F and 64/F) (48 storeys)	A#	412	
		B#	296	
		C#	328	
		D#	515	
		E#	403	
		F#	402	113,088
	67/F	A%@@&	979	
		B%@@&	932	1,911
				----- 117,376

Notes:

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of Tower 1(1A & 1B).
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F of Tower 2(2A & 2B) and Tower 3(3A & 3B).
3. 11/F and 40/F of Tower 1(1A & 1B), Tower 2(2A & 2B) and Tower 3(3A & 3B) are refuge floors.
4. # means with balcony and utility platform
5. @ means with flat roof.
6. & means with roof.
7. % means with balcony.

THE FIRST SCHEDULE
PART II
ALLOCATION OF MANAGEMENT UNITS

No. of Management Units

Phase XI Residential Development :

Tower 1(1A)	136,055	
Tower 1(1B)	101,401	
Tower 2(2A)	133,449	
Tower 2(2B)	118,694	
Tower 3(3A)	130,141	
Tower 3(3B)	117,376	737,116

Phase XI Car Park :

(i) 5 Car Parking Spaces Nos.R001 to R005 on 3 rd Floor (125 Management Units each)	625	
(ii) 76 Car Parking Spaces Nos.R101 to R176 on 5 th Floor (125 Management Units each)	9,500	
(iii) 90 Car Parking Spaces Nos.R201 to R290 on 6 th Floor (125 Management Units each)	11,250	
(iv) 74 Car Parking Spaces Nos.R301 to R374 on 7 th Floor (125 Management Units each)	9,250	
(v) 26 Motor Cycle Parking Spaces Nos.M01 to M26 on 3 rd Floor (24 Management Units each)	624	31,249

Common Areas and Common Services and Facilities in Phase XI:

(i) Common Areas and Common Services and Facilities in Phase XIA and Phase XIB (comprising Phase XI Common Areas and Phase XI Common Services and Facilities, Phase XI Car Park Common Areas and Phase XI Car Park Common Services and Facilities, parts of Phase XI Residential Common Areas and Phase XI Residential Common Services and Facilities)		0
(ii) Common Areas and Common Services and Facilities in Phase XIC (comprising parts of Phase XI Residential Common Areas and Phase XI Residential Common Services and Facilities)		0
(iii) Common Areas and Common Services and Facilities in Phase XID (comprising parts of Phase XI Residential Common Areas and Phase XI Residential Common Services and Facilities)		0

Total Management Units : 768,365

Allocation of Management Units to each Phase XI Residential Unit

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>	
1(1A)	9/F	A@	408		
		B@	655		
		C@	404		
		D@	278		
		E@	397		
		F#	410		
		G@	409	2,961	
	10/F – 61/F (excluding 11/F, 13/F, 14/F, 24/F, 34/F, 40/F, 44/F and 54/F) (44 storeys)	A#	399		
		B#	651		
		C#	399		
		D#	289		
		E#	406		
		F#	410		
		G#	406	130,240	
	62/F	A%@&	902		
		C#&	409		
		D#&	311		
		E#&	436		
		F%@&	796	2,854	
				-----	136,055

Notes:

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of Tower 1(1A & 1B).
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F of Tower 2(2A & 2B) and Tower 3(3A & 3B).
3. 11/F and 40/F of Tower 1(1A & 1B), Tower 2(2A & 2B) and Tower 3(3A & 3B) are refuge floors.
4. # means with balcony and utility platform
5. @ means with flat roof.
6. & means with roof.
7. % means with balcony.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
1(1B)	9/F	A@	424	2,210
		B@	292	
		C@	407	
		D@	501	
		E@	293	
		F@	293	
	10/F – 61/F (excluding 11/F, 13/F, 14/F, 24/F, 34/F, 40/F, 44/F and 54/F) (44 storeys)	A#	412	97,416
		B#	295	
		C#	411	
		D#	504	
		E#	296	
62/F	A%@&	903	1,775	
	B%@&	872		
				----- 101,401

Notes:

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of Tower 1(1A & 1B).
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F of Tower 2(2A & 2B) and Tower 3(3A & 3B).
3. 11/F and 40/F of Tower 1(1A & 1B), Tower 2(2A & 2B) and Tower 3(3A & 3B) are refuge floors.
4. # means with balcony and utility platform
5. @ means with flat roof.
6. & means with roof.
7. % means with balcony.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
2(2A)	9/F	A@	404	
		B@	653	
		C@	287	
		D@	286	
		E@	299	
		F@	399	
		G@	306	2,634
	10/F – 66/F (excluding 11/F, 13/F, 14/F, 24/F, 34/F, 40/F, 44/F, 54/F and 64/F) (48 storeys)	A#	395	
		B#	649	
		C#	299	
		D#	298	
		E#	311	
		F#	410	
		G#	306	128,064
	67/F	A%@&	892	
		C#&	298	
		D#&	322	
		E#&	334	
		F%@&	905	2,751

				133,449

Notes:

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of Tower 1(1A & 1B).
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F of Tower 2(2A & 2B) and Tower 3(3A & 3B).
3. 11/F and 40/F of Tower 1(1A & 1B), Tower 2(2A & 2B) and Tower 3(3A & 3B) are refuge floors.
4. # means with balcony and utility platform
5. @ means with flat roof.
6. & means with roof.
7. % means with balcony.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
2(2B)	9/F	A@	428	2,454
		B@	296	
		C@	430	
		D#@	483	
		E@	407	
		F@	410	
	10/F – 66/F (excluding 11/F, 13/F, 14/F, 24/F, 34/F, 40/F, 44/F, 54/F and 64/F) (48 storeys)	A#	411	114,432
		B#	296	
		C#	413	
		D#	458	
67/F	E#	404	1,808	
	F#	402		
		A%@&	906	1,808
		B%@&	902	

				118,694

Notes:

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of Tower 1(1A & 1B).
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F of Tower 2(2A & 2B) and Tower 3(3A & 3B).
3. 11/F and 40/F of Tower 1(1A & 1B), Tower 2(2A & 2B) and Tower 3(3A & 3B) are refuge floors.
4. # means with balcony and utility platform
5. @ means with flat roof.
6. & means with roof.
7. % means with balcony.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
3(3A)	9/F	A@	409	
		B@	661	
		C@	288	
		D@	287	
		E#	246	
		F@	409	
		G@	306	2,606
	10/F – 66/F (excluding 11/F, 13/F, 14/F, 24/F, 34/F, 40/F, 44/F, 54/F and 64/F) (48 storeys)	A#	394	
B#		649		
C#		299		
D#		299		
E#		246		
F#		408		
G#		306	124,848	
	67/F	A%@&	893	
		C#&	298	
		D#&	323	
		E#&	264	
		F%@&	909	2,687

				130,141

Notes:

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of Tower 1(1A & 1B).
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F of Tower 2(2A & 2B) and Tower 3(3A & 3B).
3. 11/F and 40/F of Tower 1(1A & 1B), Tower 2(2A & 2B) and Tower 3(3A & 3B) are refuge floors.
4. # means with balcony and utility platform
5. @ means with flat roof.
6. & means with roof.
7. % means with balcony.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
3(3B)	9/F	A@	417	2,377
		B@	294	
		C@	329	
		D#	515	
		E@	411	
		F@	411	
	10/F – 66/F (excluding 11/F, 13/F, 14/F, 24/F, 34/F, 40/F, 44/F, 54/F and 64/F) (48 storeys)	A#	412	113,088
B#	296			
C#	328			
D#	515			
E#	403			
F#	402			
	67/F	A%@&	979	1,911
		B%@&	932	
				----- 117,376

Notes:

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of Tower 1(1A & 1B).
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F of Tower 2(2A & 2B) and Tower 3(3A & 3B).
3. 11/F and 40/F of Tower 1(1A & 1B), Tower 2(2A & 2B) and Tower 3(3A & 3B) are refuge floors.
4. # means with balcony and utility platform
5. @ means with flat roof.
6. & means with roof.
7. % means with balcony.

THE SECOND SCHEDULE

PART I

EASEMENTS

Right to pass

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

(a) of a Phase XI Residential Unit to go, pass and repass over and along and upon the Phase XI Common Areas and the Phase XI Residential Common Areas in common with all others having the like right;

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

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

Rights of Owners of Phase XI Car Parking Spaces

2. Subject to the provisions of Clauses 7 and 8 of Section D of this Deed and to the management expenses for the Common EV Facilities to be borne by the Owners of Phase XI Car Parking Spaces, the full right and liberty (Subject Always to the rights of the Manager under the Principal Deed and this Deed) for the Owner of a Phase XI Car Parking Space for the time being at his own cost and expense to install, maintain, repair and replace an electric meter and such associated facilities within the electric meter room of the Phase XI Car Park Common Areas and to lay and/or maintain, repair and replace such cables, base box, socket outlets, protective and security devices within the Phase XI Car Park Common Areas at such locations and in such manner to be approved by the Manager (including but not limited to the designation of routing and the manner of which such installation, maintenance, repair and replacement is carried out) for the purposes of or in connection with the proper use and enjoyment and operation of the Non-Common EV Facilities serving his Phase XI Car Parking Space exclusively.

Rights relating to Visitors' Car Parking Spaces

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

Rights relating to utility pits and trenches

4. Without prejudice to the generality of Clause 1(c) of Part I of the Second Schedule to the Principal Deed, the right of the Owners of Site C2 to free and uninterrupted passage and running of water, sewage, gas, electricity, ventilation, air-conditioning, telephone and other utilities or services from and to Site C2 through the sewers, drains, pipes, flues, conduits, ducts, wires, cables and other conducting media which are now or may at any time during the Term be in or passing through the utility pits and trenches within other parts of the Non-Station Development Provided That the Owners of Site C2 shall be responsible for the cost of repair and maintenance of such sewers, drains, pipes, flues, conduits, ducts, wires, cables and other conducting media serving them and also contribute to the cost of repair and maintenance of the relevant utility pits and trenches within other parts of the Non-Station Development in such proportion as the Manager shall reasonably determine in accordance with the provisions of the Principal Deed.

THE SECOND SCHEDULE
PART II
EXCEPTIONS AND RESERVATIONS

Rights of other Owners

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

Rights relating to Phase XI
Covered Pedestrian
Walkway

2. Subject to the terms of the Government Grant, the right for all members of the public 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass the Phase XI Covered Pedestrian Walkway.

THE THIRD SCHEDULE
RESTRICTIONS AND PROHIBITIONS

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

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

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

(b) Not to erect, affix or place or cause or permit or suffer or allow to be erected, affixed or placed any structure or partition of any material whether of a permanent or temporary nature on any Phase XI Balcony or Phase XI Utility Platform or any part thereof. |
| Not to hang washing | 5. Not to use or permit or suffer to be used any portion of any Unit or the roofs or flat roofs (if any) held and enjoyed therewith, other than the place provided therein specifically therefor, for the washing or drying of clothes or any similar purpose or in any way which may alter the external appearance of the buildings or cause damage, nuisance, annoyance or inconvenience to the other Owners and occupiers of the Land and the Development. |
| Not to exhibit signs | 6. Not to exhibit in or upon any Phase XI Residential Unit any name, writing, drawing, signboard, plate, advertisement or placard of any kind. |
| Not to misuse lavatories | 7. Not to use or permit or suffer to be used any water closet or other water apparatus on or in the Land and the Development (including those within the Phase XI Residential Units) for any purpose other than that for which they are intended and not to throw or permit or suffer to be thrown into any W.C. pan, urinal, basin, sink or other lavatory fitting any foreign or deleterious substance of any kind and to pay the Manager on demand the cost of any breakage, blockage or damage resulting from a breach of this provision. The cost of clearing any blockage and/or making good any breakage or damage resulting from their misuse will be charged to the person responsible or to the Owner of the Unit in which the problem originated. |
| Not to obstruct Common Areas | 8. (a) Not to use or cause or permit or suffer the use of any of the Phase XI Residential Common Areas, the Phase XI Car Park Common Areas or the Phase XI Common Areas for the purpose of drying laundry |

(except in the places specifically provided therefor) or hanging or placing or storing any article or thing thereon or therein and not to permit servants (or the children of any servant) or any other person to use the same for loitering or eating.

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

No erection of metal grilles and shutters

9. No Owner shall permit or suffer to be erected, affixed, installed or attached in or on or at the window or windows or door or doors or entrance or entrances of any Phase XI Residential Unit any metal grille or shutter or gate which shall in any way contravene the regulations of the Fire Services Ordinance (Cap.95) or other competent authority concerned from time to time in force and/or which may in any way impede the free and uninterrupted passage over, through and along any of the Phase XI Residential Common Areas or the Phase XI Residential Common Services and Facilities and the design of any metal grille or shutter or gate shall, prior to the installation thereof, first be submitted to the Manager for its approval in writing and the subsequent installation shall follow strictly the approved design and any conditions that may be imposed.

Not to obstruct driveways

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

Visitors' Car Parking Spaces

11. Subject to Clause 12 below, the Visitors' Car Parking Spaces in the Phase XI Car Park, which form parts of the Phase XI Car Park Common Areas, shall be used only for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap.374) and belonging to the visitors or invitees of the Owners or occupiers of the Phase XI Residential Development.

Parking spaces for disabled persons

12. The parking spaces for disabled persons among the Visitors' Car Parking Spaces, which form parts of the Phase XI Car Park Common Areas, shall be used only for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance (Cap.374), any regulations made thereunder and any amending legislation, and belonging to the residents of the Phase XI Residential Development and their bona fide guests, visitors and invitees.

Loading and unloading bays

13. The loading and unloading bays on the 3rd Floor of the buildings erected on Phase XI, which form parts of the Phase XI Residential Common Areas, shall be used only for the purpose of loading and unloading by the Owners or residents of the Phase XI Residential Development.

Pedal-cycle parking spaces

14. The pedal-cycle parking spaces on the 3rd Floor, which form parts of the Phase XI Residential Common Areas, shall be used only for the parking of pedal-cycles belonging to the Owners, occupiers, visitors or

invitees of the Owners or occupiers of the Phase XI Residential Development.

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

15. (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase XI Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase XI Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase XI Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

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

Greenery Areas

16. Not to use the greenery areas (as for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Indigo Stippled Black and Yellow Stippled Black) for any other purpose other than for the common use and benefit of the Owners, occupiers and licensees of the Phase XI Residential Development (for greenery areas forming part of the Phase XI Residential Common Areas) and for the common use and benefit of the Owners, occupiers and licensees of Phase XI (for greenery areas forming part of the Phase XI Common Areas) without the prior consent of the Building Authority.

Phase XI Recreational Areas and Facilities

17. Not to use the Phase XI Recreational Areas and Facilities (as for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Indigo Hatched Black) for any other purpose or by any other person other than for the use and benefit of the residents and occupiers of the Phase XI Residential Development and their bona fide visitors without the prior consent of the Building Authority.

THE FOURTH SCHEDULE
PHASE XI HOUSE RULES

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

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

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

6. Each resident is required to keep his Unit in a good state of preservation and cleanliness and is responsible for ensuring that no dirt, garbage, waste or other matter is dropped, swept or thrown outside onto the Common Areas, or the premises of any other resident.
7. Garbage and refuse from each Unit shall be removed and handled in such manner as the Manager may direct.
8. Residents must not play or operate any musical instrument, radio, television, recording equipment or such like, or cause or permit or suffer any noise to emanate from their Units to the disturbance or annoyance of other residents.
9. The Phase XI Residential Units are to be used for residential purposes only and must not be used for or in connection with any business or for gambling or any illegal or immoral purpose.
10. Notwithstanding Clause 1(x) in the Third Schedule of the Principal Deed, no Owner or resident shall bring or keep in any Unit any dogs, cats, pets, live poultry or other animals which may be the subject of reasonable complaint from the other Owners or residents Provided That this provision shall not apply to guide dogs required for persons with disability in vision.
11. The Manager is empowered to make, revoke and amend the Fitting Out Rules relating to the carrying out of work to any Unit and regulations governing the use and enjoyment of the swimming pool(s) and all other recreational facilities to be used by the residents and occupiers of Phase XI Residential Development and their bona fide visitors.
12. Residents are not permitted to utilise any employee of the Manager or any of the staff of Phase XI for their own private business or purposes.
13. Any consent or approval under Phase XI House Rules given by the Manager may be revoked at any time Provided That such consent or approval shall not be revoked unreasonably.
14. Any queries or complaints in regard to any matter concerning Phase XI should be made to the Manager, preferably in writing.

THE FIFTH SCHEDULE
WORKS AND INSTALLATIONS

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

THE SIXTH SCHEDULE
PART I
PHASE XI BALCONIES

<u>Tower</u>	<u>Floor</u>	<u>Unit which has a Phase XI Balcony</u>
1(1A)	9/F	F
	10/F – 61/F	A, B, C, D, E, F, G
	62/F	A, C, D, E, F
1(1B)	10/F – 61/F	A, B, C, D, E, F
	62/F	A, B
2(2A)	10/F – 66/F	A, B, C, D, E, F, G
	67/F	A, C, D, E, F
2(2B)	9/F	D
	10/F – 66/F	A, B, C, D, E, F
	67/F	A, B
3(3A)	9/F	E
	10/F – 66/F	A, B, C, D, E, F, G
	67/F	A, C, D, E, F
3(3B)	9/F	D
	10/F – 66/F	A, B, C, D, E, F
	67/F	A, B

Notes:

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of Tower 1(1A & 1B).
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F of Tower 2(2A & 2B) and Tower 3(3A & 3B).
3. 11/F and 40/F of Tower 1(1A & 1B), Tower 2(2A & 2B) and Tower 3(3A & 3B) are refuge floors.

THE SIXTH SCHEDULE
PART II
PHASE XI UTILITY PLATFORMS

<u>Tower</u>	<u>Floor</u>	<u>Unit which has a Phase XI Utility Platform</u>
1(1A)	9/F	F
	10/F – 61/F	A, B, C, D, E, F, G
	62/F	C, D, E
1(1B)	10/F – 61/F	A, B, C, D, E, F
2(2A)	10/F – 66/F	A, B, C, D, E, F, G
	67/F	C, D, E
2(2B)	9/F	D
	10/F – 66/F	A, B, C, D, E, F
3(3A)	9/F	E
	10/F – 66/F	A, B, C, D, E, F, G
	67/F	C, D, E
3(3B)	9/F	D
	10/F – 66/F	A, B, C, D, E, F

Notes:

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of Tower 1(1A & 1B).
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F of Tower 2(2A & 2B) and Tower 3(3A & 3B).
3. 11/F and 40/F of Tower 1(1A & 1B), Tower 2(2A & 2B) and Tower 3(3A & 3B) are refuge floors.

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

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

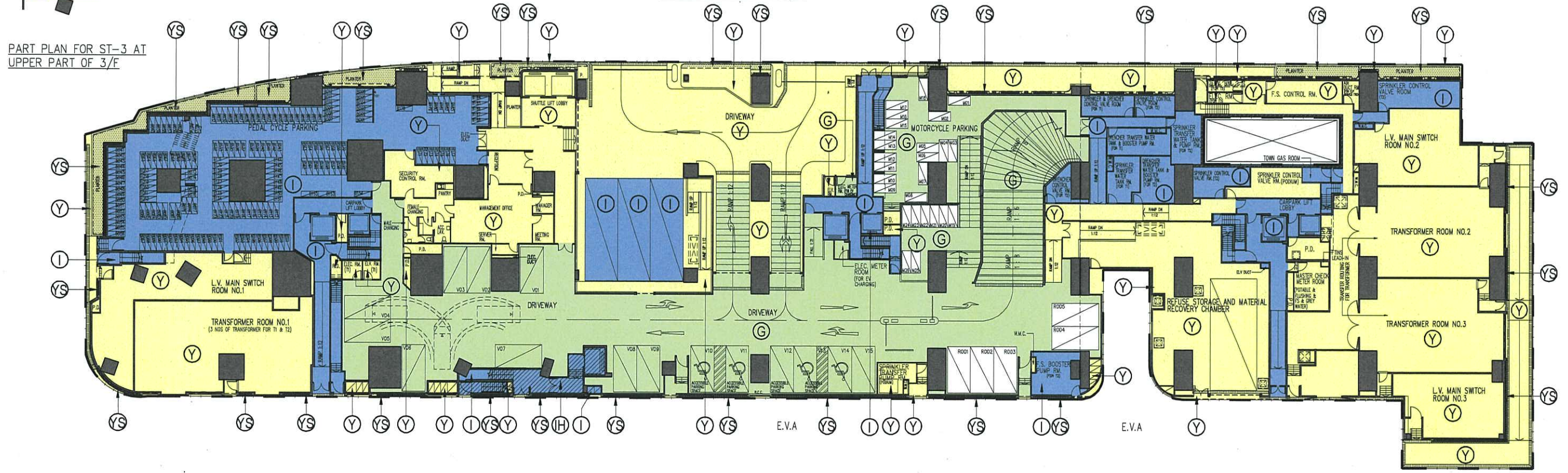
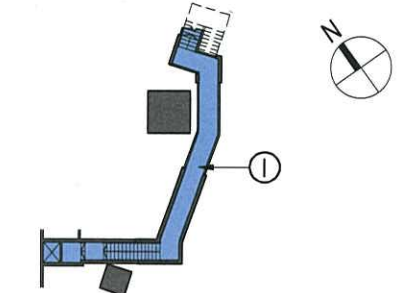
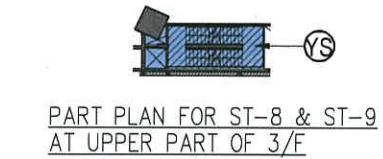
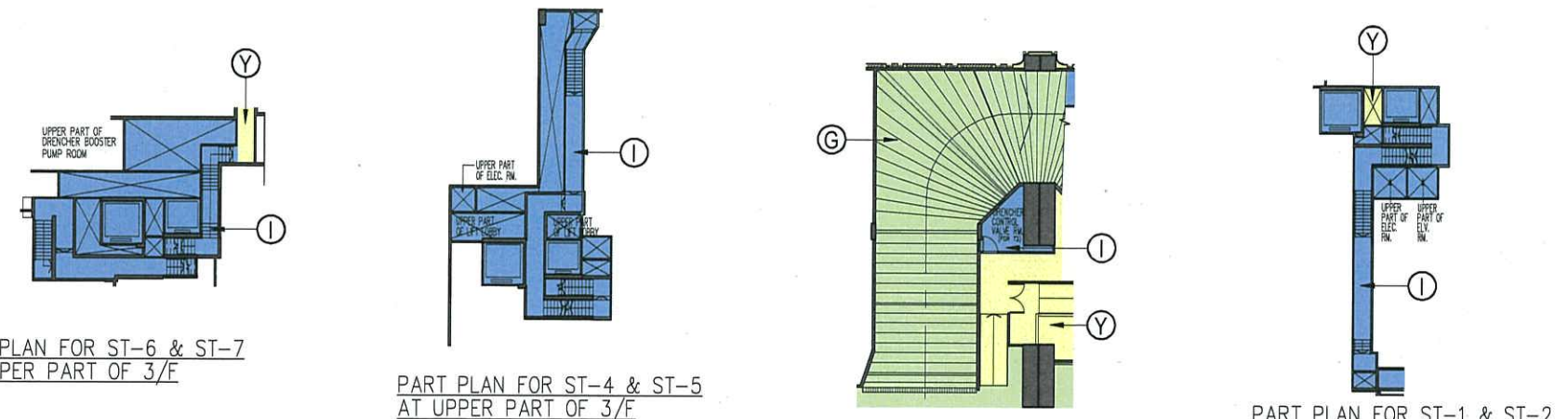
SIGNED SEALED and DELIVERED)
by)
)
the lawful attorney of MTR Corporation Limited)
in its capacity as Manager whose signature is)
verified by :-)

LEGEND:

- Y YELLOW - PHASE XI COMMON AREAS
- I INDIGO - PHASE XI RESIDENTIAL COMMON AREAS
- G GREEN - PHASE XI CAR PARK COMMON AREAS
- IH INDIGO HATCHED BLACK - PHASE XI RESIDENTIAL COMMON AREAS (RECREATIONAL FACILITIES)
- YS YELLOW STIPPLED BLACK - PHASE XI COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS = 785.180 s.m.

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM = ELECTRICAL ROOM
- ELV. RM. = ELECTRIC LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



3RD FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
3RD FLOOR PLAN

Project No.	Scale
19084NT	1:450
Drawing No.	Issue Date
DMC-001	
Cad File No.	

I hereby certify the accuracy of this plan

RONALD LU & PARTNERS

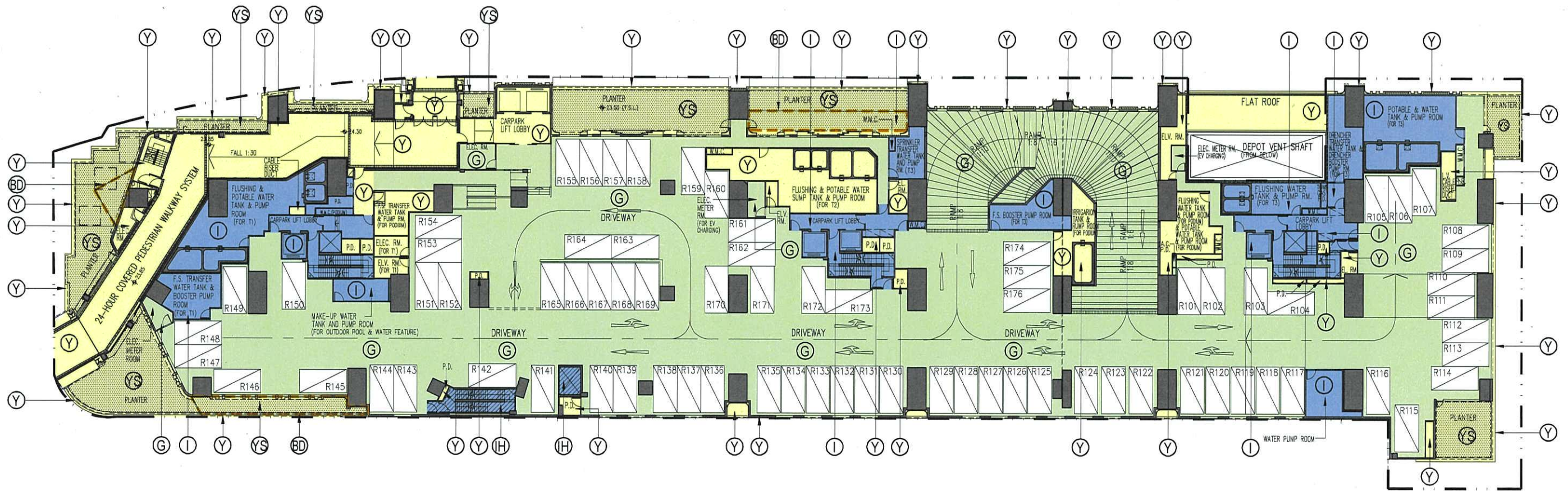
[Wong Chi Kin Kenneth]
Authorized Person

LEGEND:

- Y YELLOW - PHASE XI COMMON AREAS
- I INDIGO - PHASE XI RESIDENTIAL COMMON AREAS
- G GREEN - PHASE XI CAR PARK COMMON AREAS
- IH INDIGO HATCHED BLACK - PHASE XI RESIDENTIAL COMMON AREAS (RECREATIONAL FACILITIES)
- YS YELLOW STIPPLED BLACK - PHASE XI COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS = 407.536 s.m.
- BD BROWN DOTTED LINE - EXTENT OF COVERED LANDSCAPE AREA

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET
- ELEC. CABINET = ELECTRIC CABINET



5TH FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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

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



呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
5TH FLOOR PLAN

Project No.	Scale	1:450
19084NT	Issue Date	
Drawing No.		
		DMC-002
Cad File No.		

I hereby certify the accuracy of this plan



Wong Chi Kin Kenneth
 Authorized Person

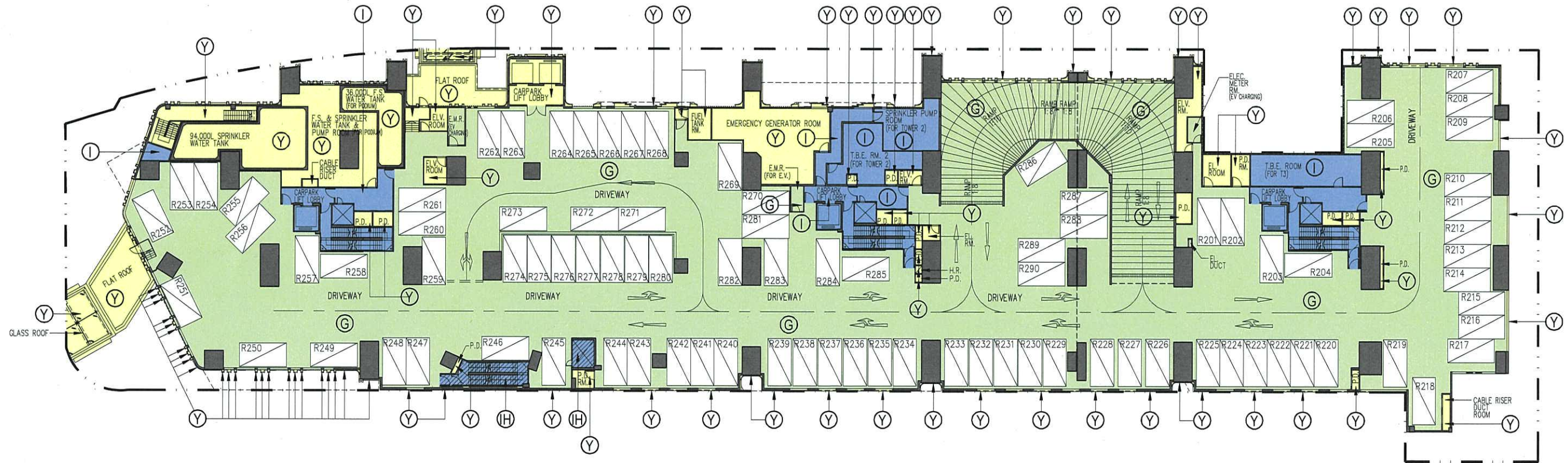


LEGEND:

- Y YELLOW - PHASE XI COMMON AREAS
- I INDIGO - PHASE XI RESIDENTIAL COMMON AREAS
- G GREEN - PHASE XI CAR PARK COMMON AREAS
- IH INDIGO HATCHED BLACK - PHASE XI RESIDENTIAL COMMON AREAS (RECREATIONAL FACILITIES)

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET
- T.B.E. RM. = TELECOMMUNICATIONS AND BROADCASTING ROOM



6TH FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
 6TH FLOOR PLAN

Project No. 19084NT
 Scale 1:450
 Issue Date
 Drawing No. DMC-003
 Cad File No.

I hereby certify the accuracy of this plan



[Wong Chi Kin Kenneth]
 Authorized Person



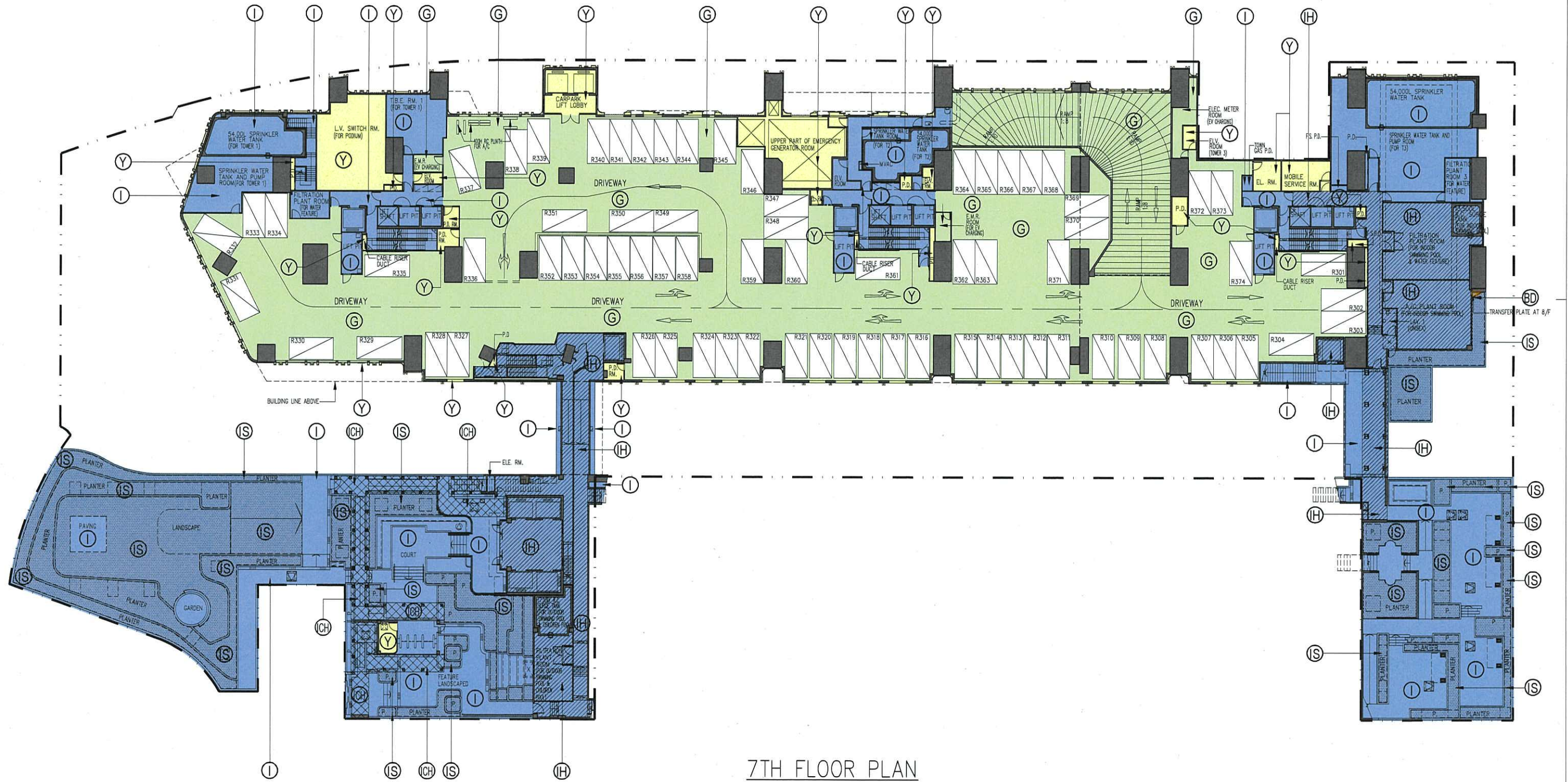
LEGEND:

- Y YELLOW - PHASE XI COMMON AREAS
- I INDIGO - PHASE XI RESIDENTIAL COMMON AREAS
- G GREEN - PHASE XI CAR PARK COMMON AREAS
- IH INDIGO HATCHED BLACK - PHASE XI RESIDENTIAL COMMON AREAS (RECREATIONAL FACILITIES)

- IS INDIGO STIPPLED BLACK - PHASE XI RESIDENTIAL COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS = 785.442 sq.m.
- ICH INDIGO CROSSED HATCHED BLACK - PHASE XI RESIDENTIAL COMMON AREAS (HORIZONTAL SCREENS / COVERED WALKWAY)
- BD BROWN DOTTED LINE - EXTENT OF COVERED LANDSCAPE AREA

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



7TH FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
7TH FLOOR PLAN

Project No. **19084NT**
 Scale **1:450**
 Issue Date
 Drawing No. **DMC-004**
 Cad File No.

I hereby certify the accuracy of this plan

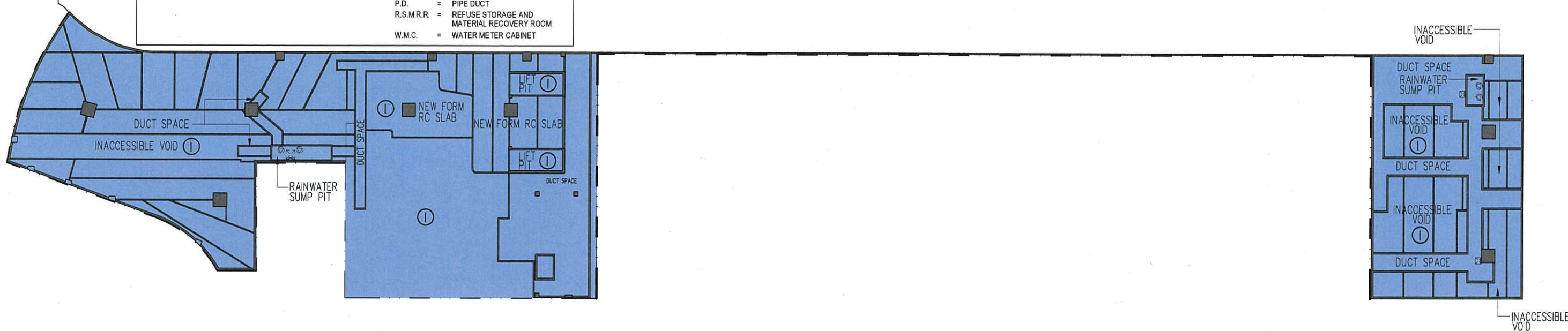
Wong Chi Kin Kenneth
 Authorized Person

LEGEND:

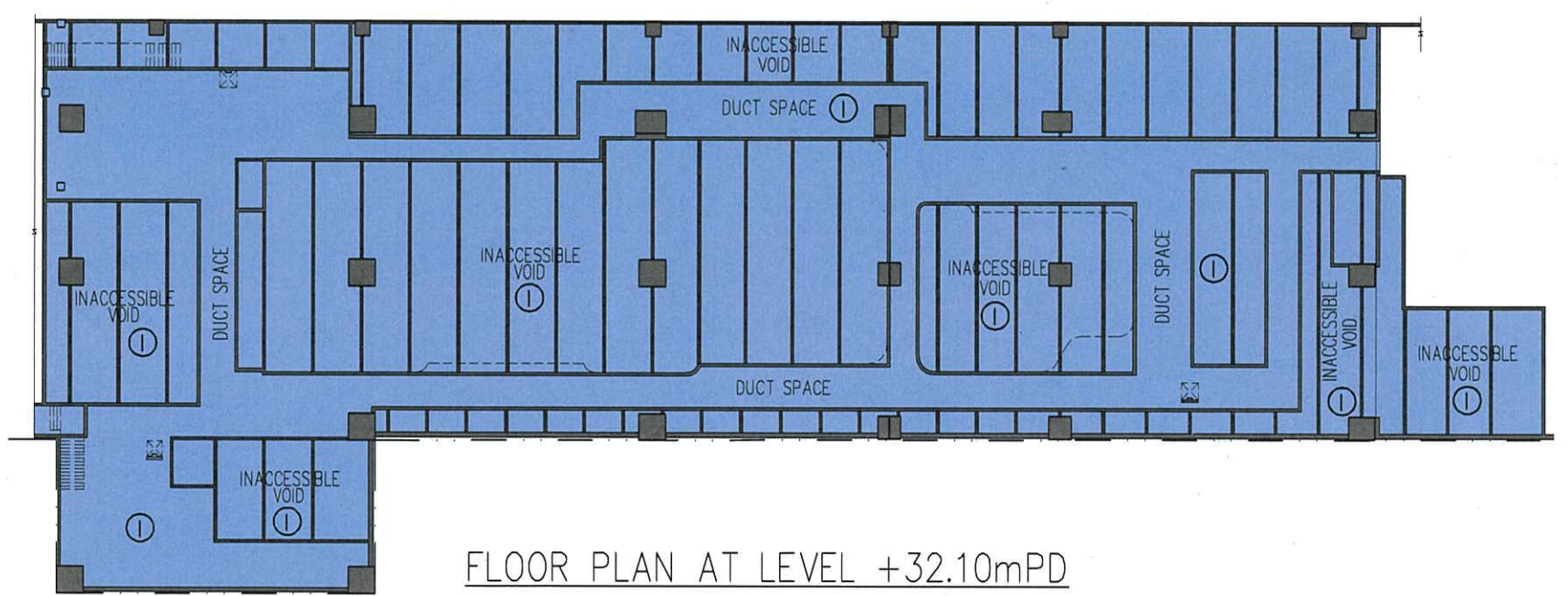
① INDIGO - PHASE XI RESIDENTIAL COMMON AREAS

ABBREVIATIONS:

E.M.R. = ELECTRIC METER ROOM
 ELEC. RM. = ELECTRICAL ROOM
 ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
 EL. DUCT = ELECTRICAL DUCT
 FAD = FRESH AIR DUCT
 F.S.P.D. = FIRE SERVICES PIPE DUCT
 H.R. = HOSE REEL
 LOG. = LOGISTIC ROOM
 P. = PLANTER
 P.D. = PIPE DUCT
 R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 W.M.C. = WATER METER CABINET



FLOOR PLAN AT LEVEL +29.60mPD



FLOOR PLAN AT LEVEL +32.10mPD

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
 FLOOR PLAN AT LEVEL +29.60mPD & +32.10mPD

Project No. 19084NT
 Scale 1:450
 Issue Date
 Drawing No. DMC-004.1
 Cad File No.

I hereby certify the accuracy of this plan

 [Wong Chi Kin Kenneth]
 Authorized Person



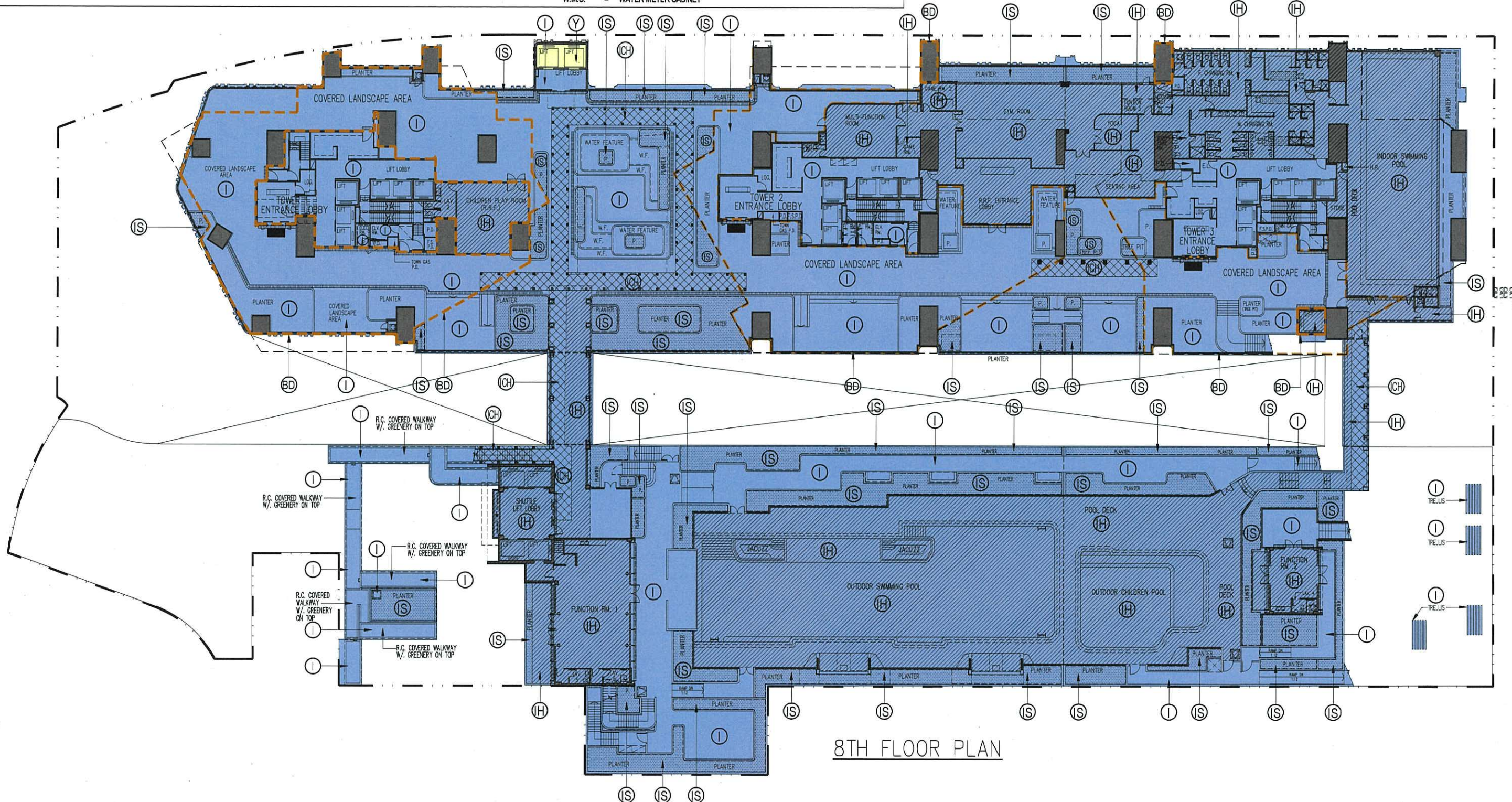
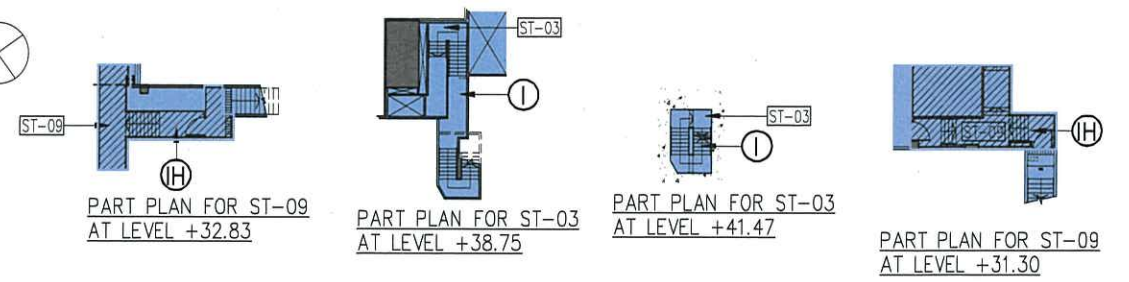
LEGEND:

- Y YELLOW - PHASE XI COMMON AREAS
- I INDIGO - PHASE XI RESIDENTIAL COMMON AREAS
- IH INDIGO HATCHED BLACK - PHASE XI RESIDENTIAL COMMON AREAS (RECREATIONAL FACILITIES)

- IS INDIGO STIPPLED BLACK - PHASE XI RESIDENTIAL COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS = 1056.897 s.m.
- ICH INDIGO CROSSED HATCHED BLACK - PHASE XI RESIDENTIAL COMMON AREAS (HORIZONTAL SCREENS / COVERED WALKWAY)
- BD BROWN DOTTED LINE - EXTENT OF COVERED LANDSCAPE AREA

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRIC LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET
- R.C. COVERED WALKWAY = REINFORCED CONCRETE COVERED WALKWAY



8TH FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
8TH FLOOR PLAN




Project No. 19084NT
Scale 1:450
Drawing No. DMC-005
Cad File No.

I hereby certify the accuracy of this plan



RONALD LU & PARTNERS

[Wong Chi Kin Kenneth]
Authorized Person

LEGEND:

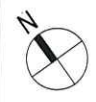
-  INDIGO - PHASE XI RESIDENTIAL COMMON AREAS
-  INDIGO STIPPLED BLACK - PHASE XI RESIDENTIAL COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS = 632.645 s.m.
-  INDIGO HATCHED BLACK - PHASE XI RESIDENTIAL COMMON AREAS (RECREATIONAL FACILITIES)

-  HATCHED BLACK - BALCONIES
-  HATCHED DASHED BLACK - A/C PLATFORMS
-  CROSS-HATCHED BLACK - UTILITY PLATFORMS

-  LDL LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
-  YDL YELLOW DASHED LINE - COVERED AREAS UNDERNEATH LOWEST BALCONIES & UTILITY PLATFORMS

ABBREVIATIONS:

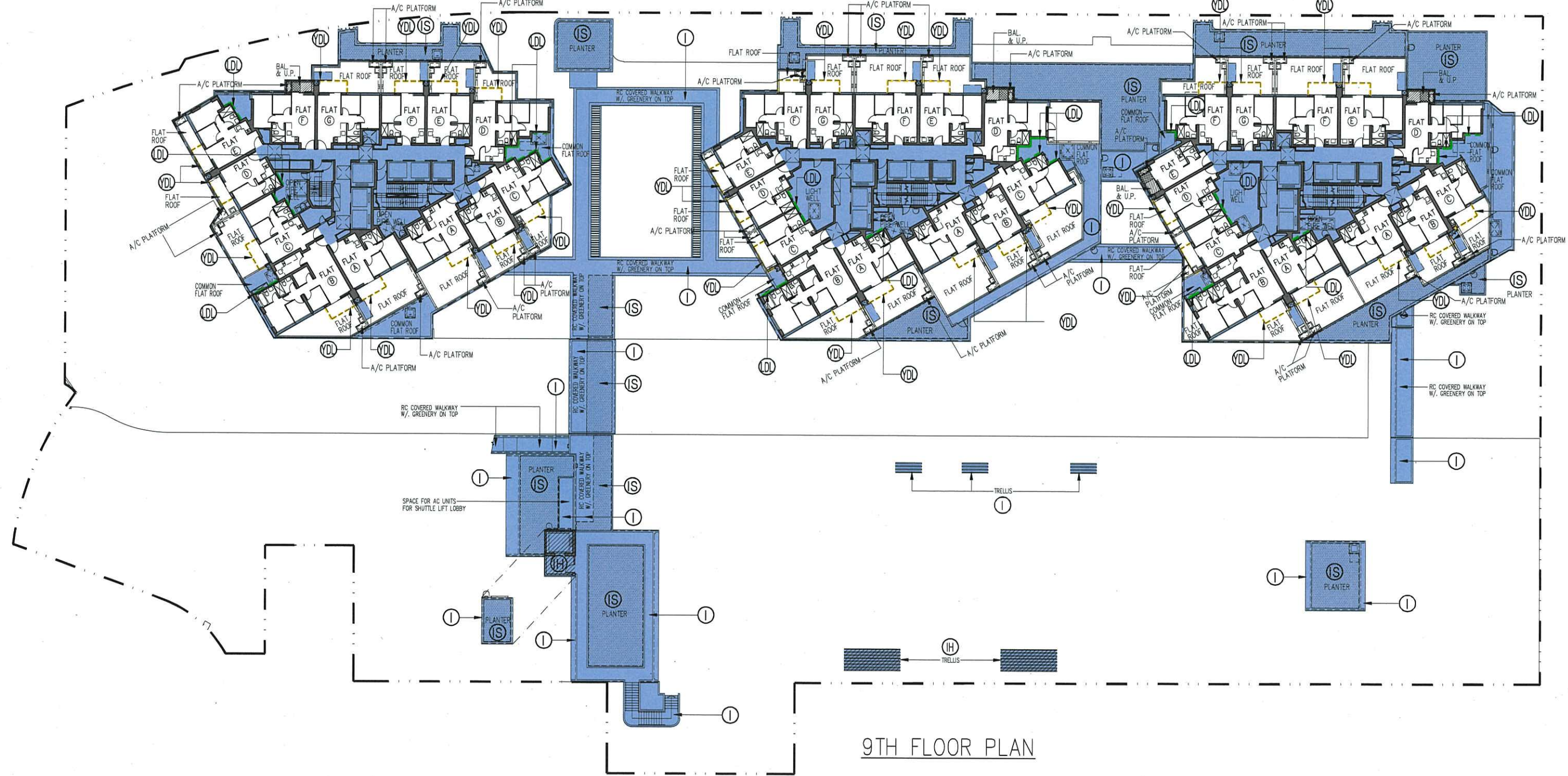
- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET
- R.C. COVERED WALKWAY = REINFORCED CONCRETE COVERED WALKWAY



TOWER 1(1A & 1B)
(DETAIL OF DMC DEMARCATON FOR 9/F
REFER DWG NO. DMC-007)

TOWER 2(2A & 2B)
(DETAIL OF DMC DEMARCATON FOR 9/F
REFER DWG NO. DMC-014)

TOWER 3(3A & 3B)
(DETAIL OF DMC DEMARCATON FOR 9/F
REFER DWG NO. DMC-020)



9TH FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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

 **RONALD LU & PARTNERS**
呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
9TH FLOOR PLAN

Project No. 19084NT
Scale 1:450
Issue Date
Drawing No. DMC-006
Cad File No.

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

[Wong Chi Kin Kenneth]
Authorized Person

LEGEND:

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

IS INDIGO STIPPLED BLACK - PHASE XI RESIDENTIAL COMMON AREAS (GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS = 28.390 s.m.

LDL LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

YDL YELLOW DASHED LINE - COVERED AREAS UNDERNEATH LOWEST BALCONIES & UTILITY PLATFORMS

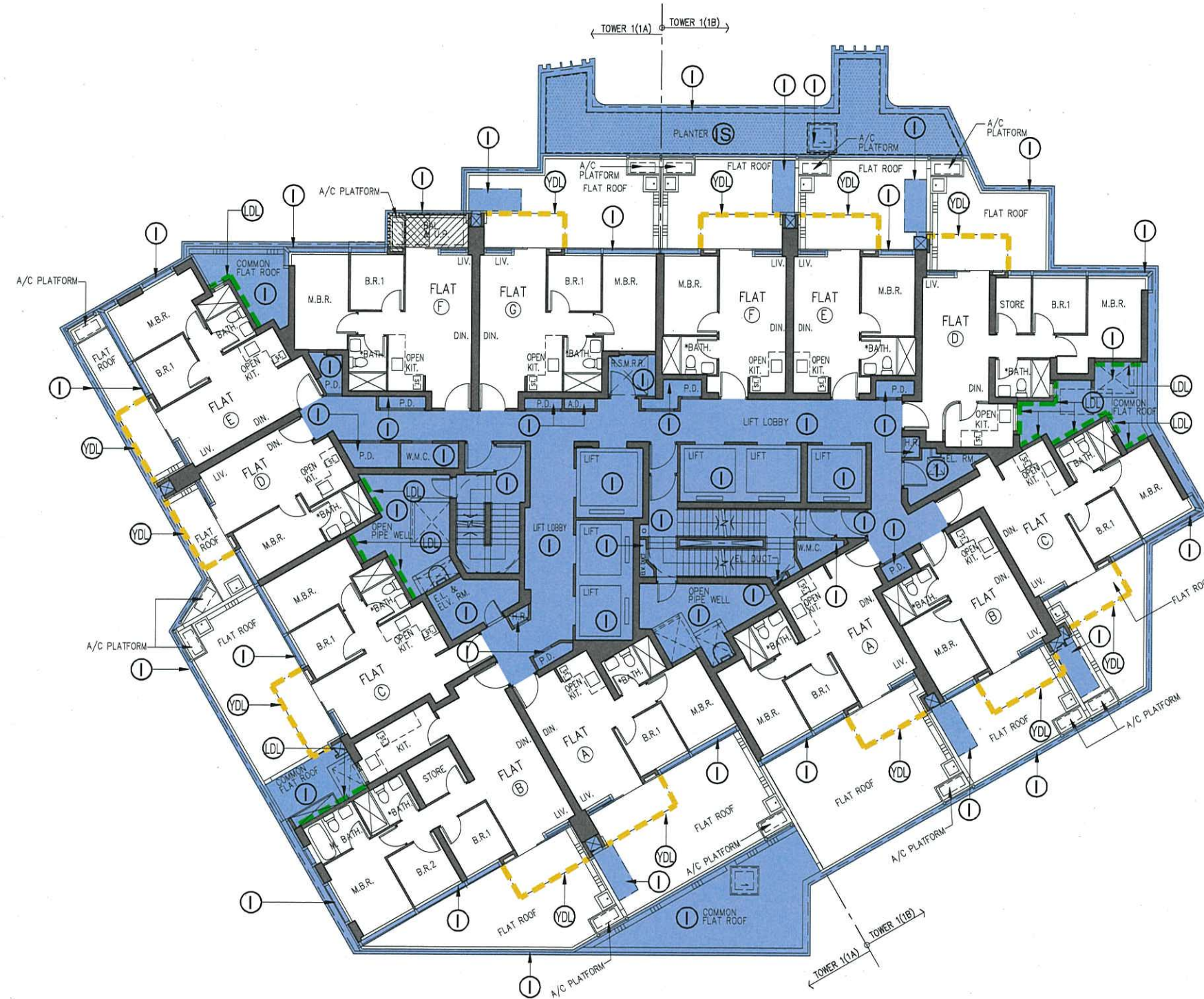
Hatched Black - BALCONIES

Cross-hatched Black - UTILITY PLATFORMS

Hatched Dashed Black - A/C PLATFORMS

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRIC LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



9TH FLOOR PLAN - TOWER 1(1A & 1B)

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
9TH FLOOR PLAN TOWER 1(1A & 1B)

Project No.	Scale	1:200
19084NT	Issue Date	
Drawing No.		
DMC-007		
Cad File No.		

I hereby certify the accuracy of this plan



Wong Chi Kin Kenneth
 Authorized Person



LEGEND:

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

LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

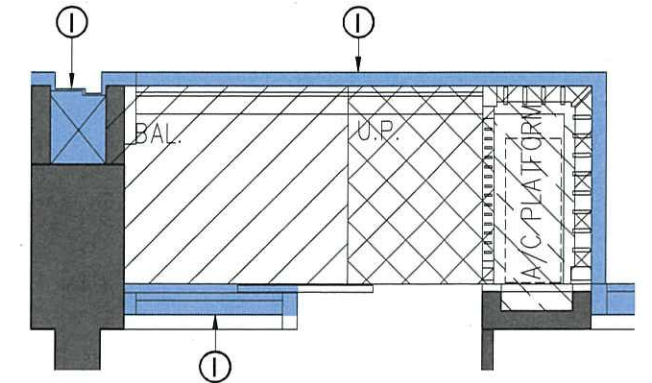
HATCHED BLACK - BALCONIES

CROSS-HATCHED BLACK - UTILITY PLATFORMS

HATCHED DASHED BLACK - A/C PLATFORMS

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRIC LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



TYPICAL ARRANGEMENT FOR COMBINED BALCONY & U.P. WITH A/C PLATFORM
SCALE 1:50



PART PLAN FOR ST-03 AT 12/F & 41/F

10TH, 12TH-39TH, 41ST-52ND FLOOR PLAN - TOWER 1(1A & 1B)
(36 STOREYS)

NOTE: 1. THERE WILL BE NO 13/F, 14/F, 24/F, 34/F & 44/F IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
10TH, 12TH - 39TH, 41ST-52ND FLOOR PLAN TOWER 1(1A & 1B)

Project No. 19084NT
Scale 1:200
Drawing No. DMC-008
Cod File No.

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

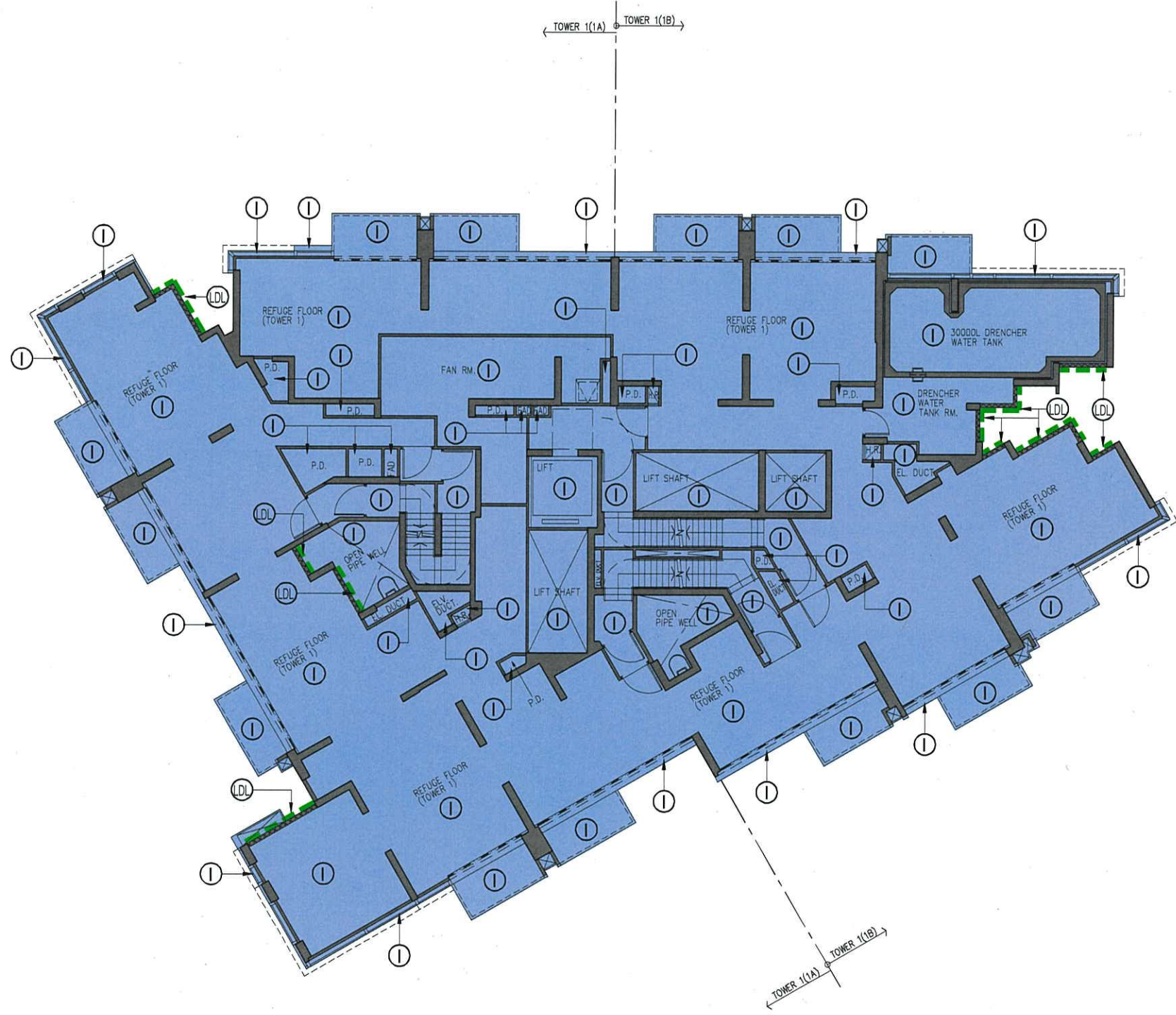
[Wong Chi Kin Kenneth]
Authorized Person

LEGEND:

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

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRIC LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



11TH REFUGE FLOOR PLAN - TOWER 1(1A & 1B)

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
11TH REFUGE FLOOR PLAN TOWER 1(1A & 1B)

Project No. 19084NT
Scale 1:200
Drawing No. DMC-009
Issue Date
Cad File No.

I hereby certify the accuracy of this plan



RONALD LU & PARTNERS
[Wong Chi Kin Kenneth]
Authorized Person

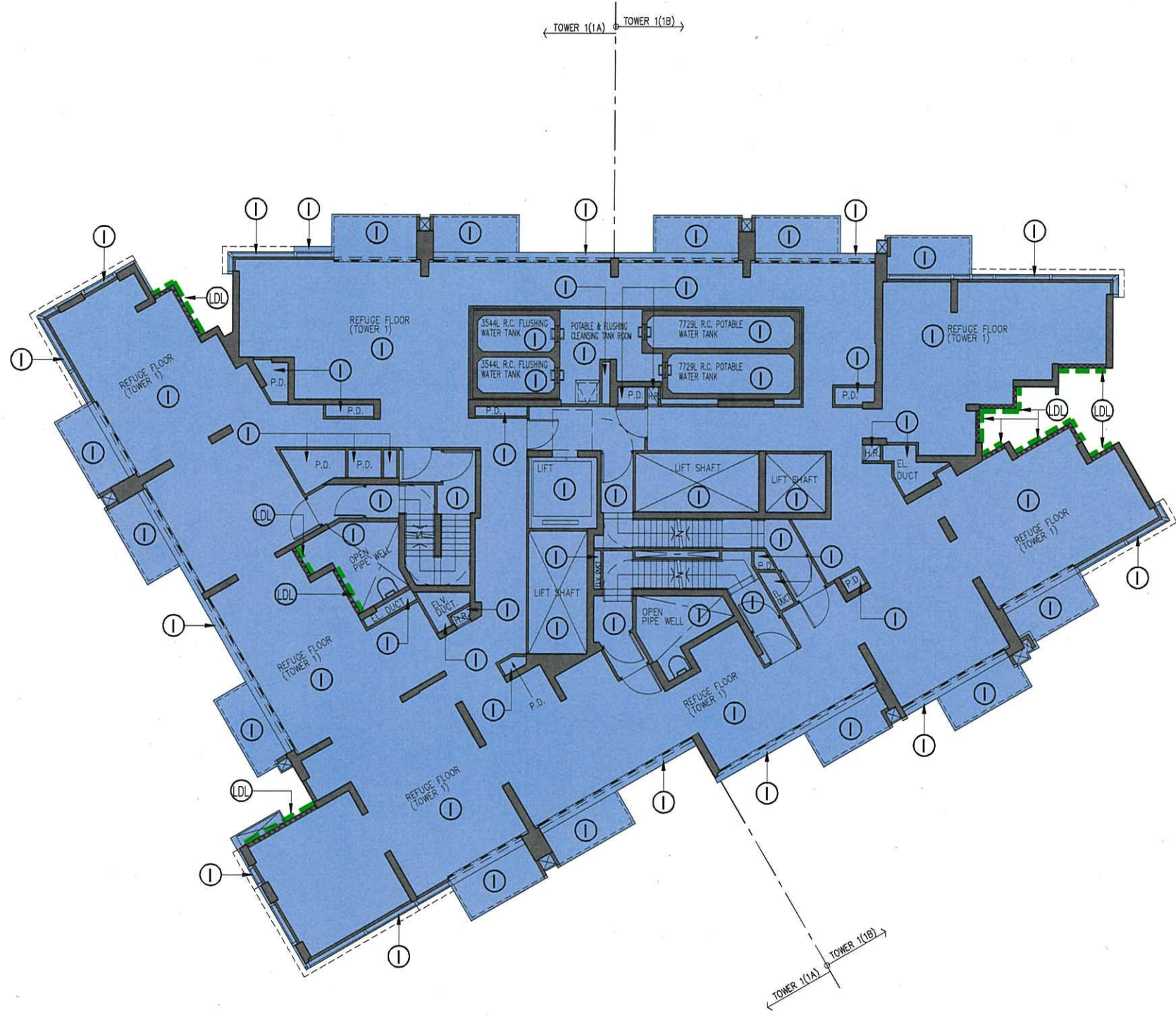
LEGEND:

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

LDL LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRIC LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



40TH REFUGE FLOOR PLAN – TOWER 1(1A & 1B)

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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

RONALD LU & PARTNERS
 呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
 40TH REFUGE FLOOR PLAN TOWER 1(1A & 1B)

Project No.	Scale	1:200
19084NT	Issue Date	
Drawing No.	DMC-010	
Cad File No.		

I hereby certify the accuracy of this plan

RONALD LU & PARTNERS

[Signature]
 [Wong Chi Kin Kenneth]
 Authorized Person

LEGEND:

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

LDL LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

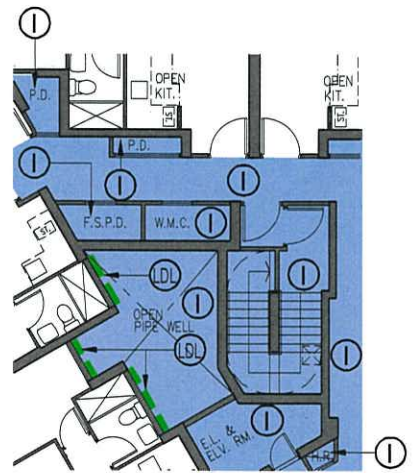
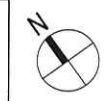
Hatched Black - BALCONIES

Cross-hatched Black - UTILITY PLATFORMS

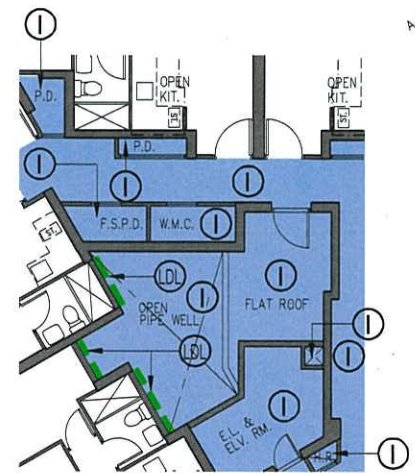
Hatched Dashed Black - A/C PLATFORMS

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



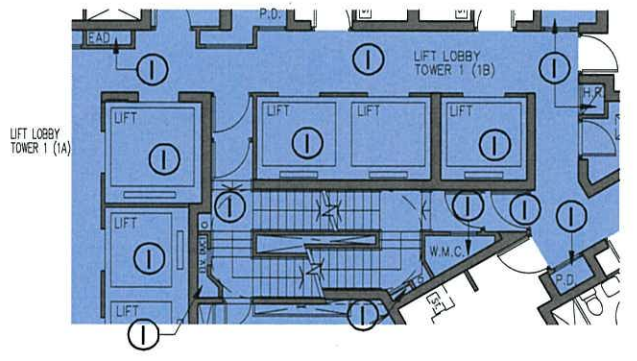
PLAN PLAN OF 52/F
TOWER 1(1A & 1B)



PLAN PLAN OF 53/F
TOWER 1(1A & 1B)

53RD-61ST FLOOR PLAN - TOWER 1(1A & 1B)
(8 STOREYS)

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



PLAN PLAN OF 61/F -
TOWER 1(1A & 1B)

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
53RD - 61ST FLOOR PLAN TOWER 1(1A & 1B)

Project No. 19084NT
Scale 1:200
Issue Date
Drawing No. DMC-011
Cad File No.

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

[Wong Chi-Kin Kenneth] Authorized Person

LEGEND:

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

LDL LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

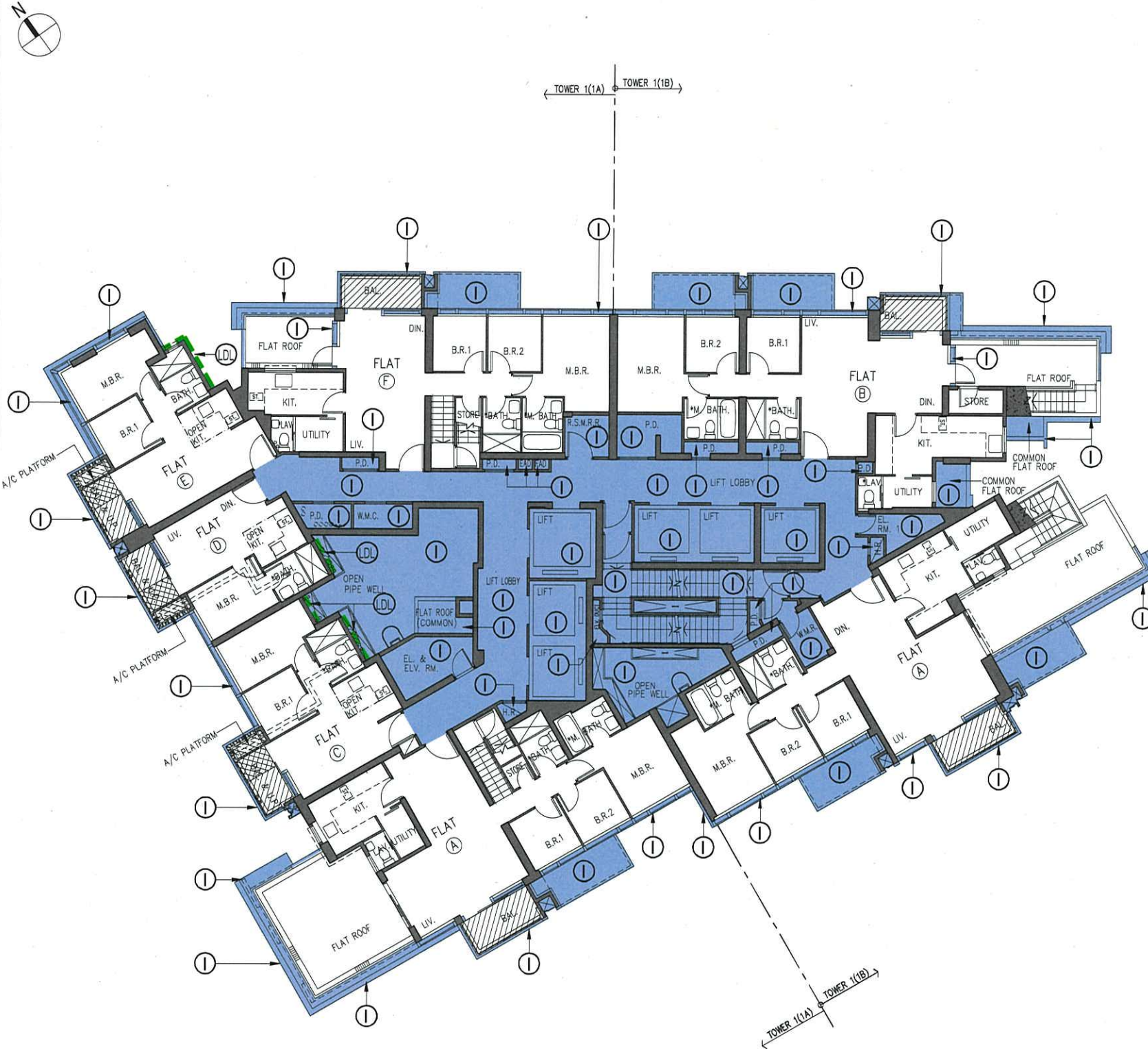
Hatched Black - BALCONIES

Cross-hatched Black - UTILITY PLATFORMS

Hatched Dashed Black - A/C PLATFORMS

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRIC LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



62ND FLOOR PLAN - TOWER 1(1A & 1B)

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
 62ND FLOOR PLAN TOWER 1(1A & 1B)

Project No. 19084NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-012
 Cad File No.

I hereby certify the accuracy of this plan



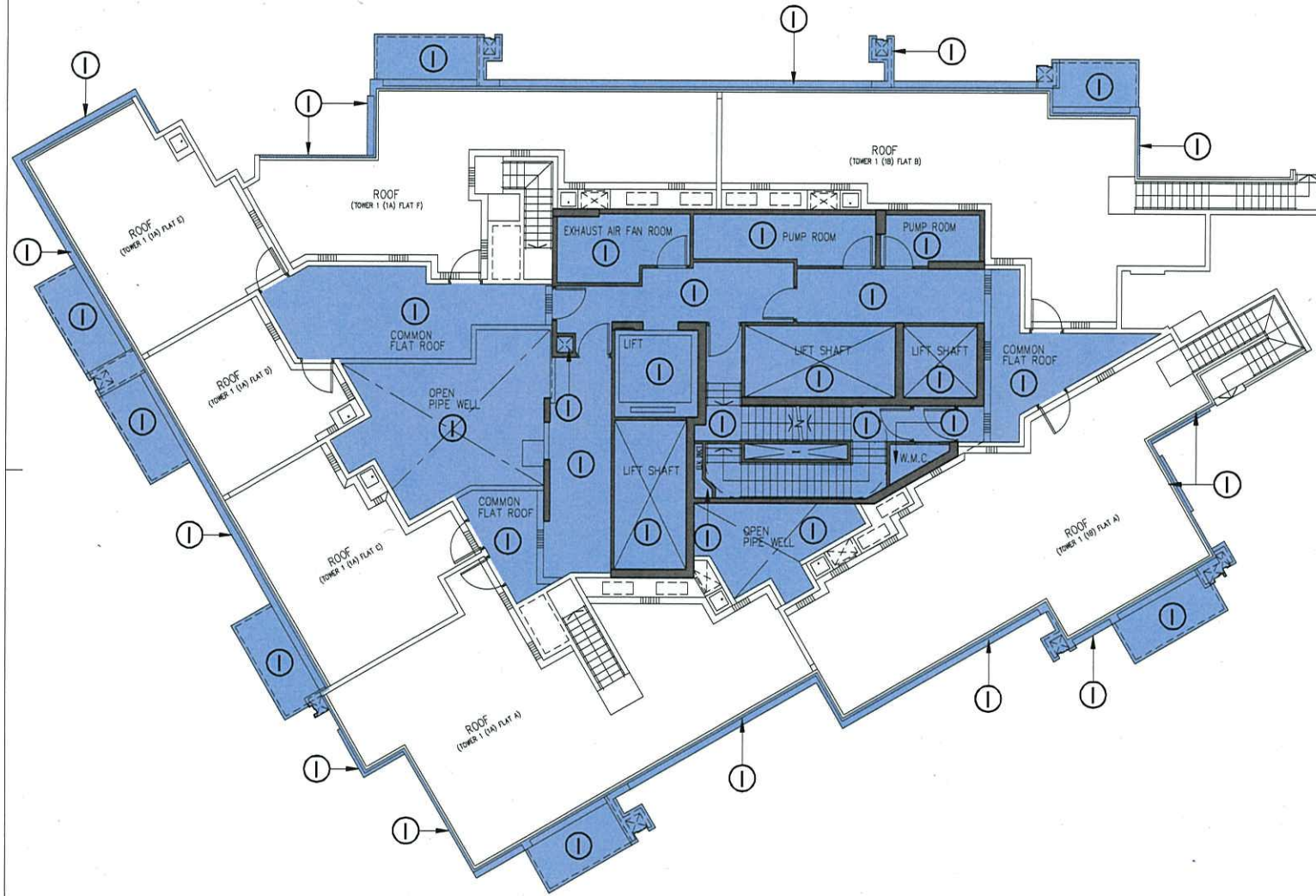
RONALD LU & PARTNERS
 [Wong Chi Kin Kenneth]
 Authorized Person

LEGEND:

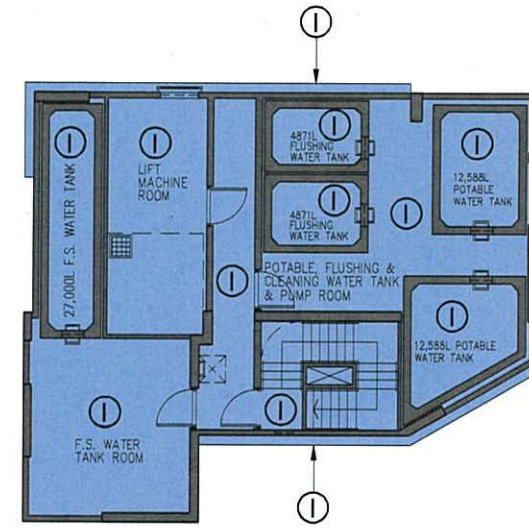
① INDIGO - PHASE XI RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)

ABBREVIATIONS:

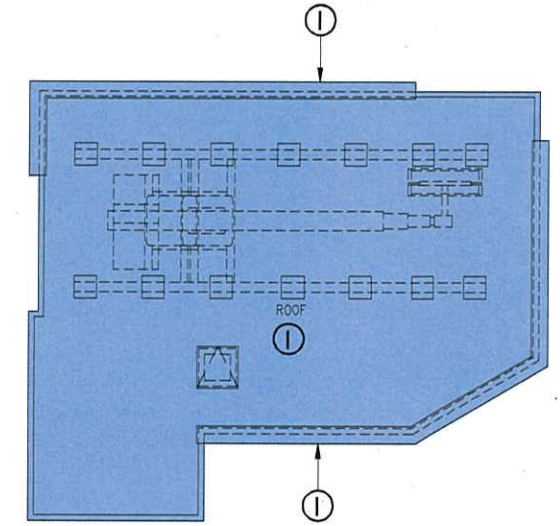
E.M.R. = ELECTRIC METER ROOM
 ELEC. RM. = ELECTRICAL ROOM
 ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
 EL. DUCT = ELECTRICAL DUCT
 FAD = FRESH AIR DUCT
 F.S.P.D. = FIRE SERVICES PIPE DUCT
 H.R. = HOSE REEL
 LOG. = LOGISTIC ROOM
 P. = PLANTER
 P.D. = PIPE DUCT
 R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 W.M.C. = WATER METER CABINET



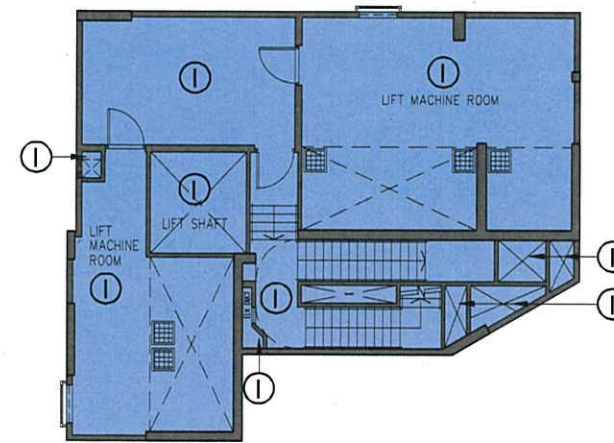
ROOF PLAN - TOWER 1(1A & 1B)



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



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



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

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

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

Project No. 19084NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-013
 Cad File No.

I hereby certify the accuracy of this plan

 [Wong Chi Kin Kenneth]
 Authorized Person

LEGEND:

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

(IS) INDIGO STIPPLED BLACK - PHASE XI RESIDENTIAL COMMON AREAS (GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS = 52.963 s.m.

(LDL) LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

(YDL) YELLOW DASHED LINE - COVERED AREAS UNDERNEATH LOWEST BALCONIES & UTILITY PLATFORMS

(Hatched Black) - BALCONIES

(Cross-hatched Black) - UTILITY PLATFORMS

(Hatched Dashed Black) - A/C PLATFORMS

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



9TH FLOOR PLAN - TOWER 2(2A & 2B)

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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

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



呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
 9TH FLOOR PLAN TOWER 2(2A & 2B)

Project No. 19084NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-014
 Cad File No.

I hereby certify the accuracy of this plan

RONALD LU & PARTNERS
 [Wong Chi Kin Kenneth]
 Authorized Person

LEGEND:

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

LDL LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

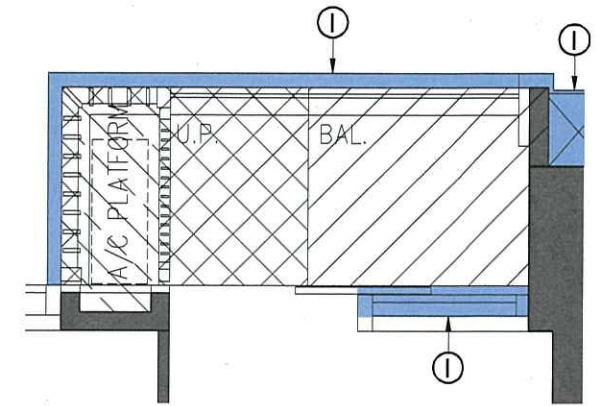
Hatched Black - BALCONIES

Cross-hatched Black - UTILITY PLATFORMS

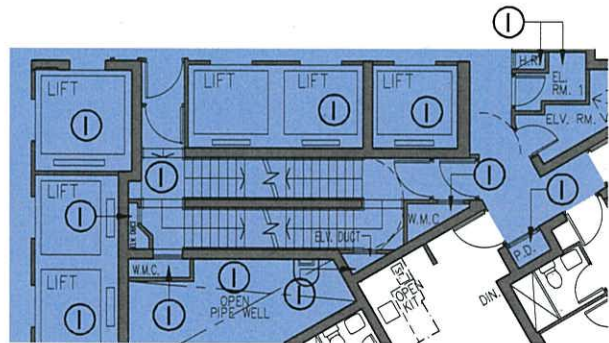
Hatched Dashed Black - A/C PLATFORMS

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



TYPICAL ARRANGEMENT FOR COMBINED BALCONY & U.P. WITH A/C PLATFORM
SCALE 1:50



PART PLAN OF 66/F - TOWER 2 (2A & 2B)

10TH, 12TH-39TH, 41ST-66TH FLOOR PLAN - TOWER 2(2A & 2B)
(48 STOREYS)

NOTE: 1. THERE WILL BE NO 13/F, 14/F, 24/F, 34/F, 44/F, 54/F & 64/F IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
10TH, 12TH - 39TH, 41ST - 66TH FLOOR PLAN TOWER 2(2A & 2B)

Project No. 19084NT
Scale 1:200
Drawing No. DMC-015
Cod File No.

I hereby certify the accuracy of this plan.

[Wong Chi Kin Kenneth]
Authorized Person

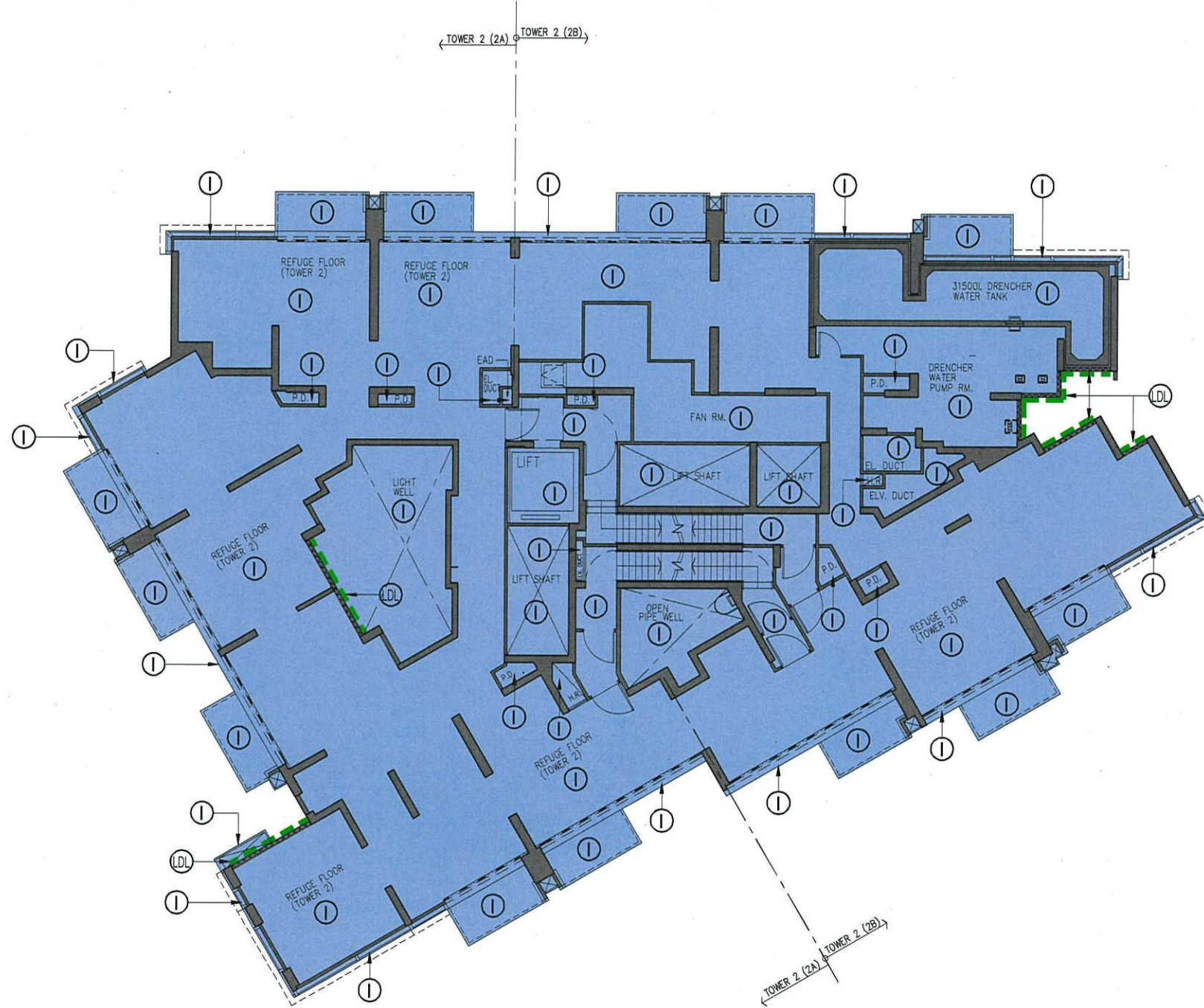
LEGEND:

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

--- **LDL** LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



11TH REFUGE FLOOR PLAN – TOWER 2(2A & 2B)

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
11TH REFUGE FLOOR PLAN TOWER 2(2A & 2B)

Project No.	Scale	1:200
19084NT	Issue Date	
Drawing No.		DMC-016
Cad File No.		

I hereby certify the accuracy of this plan



RONALD LU & PARTNERS
 [Wong Chi Kin Kenneth]
 Authorized Person

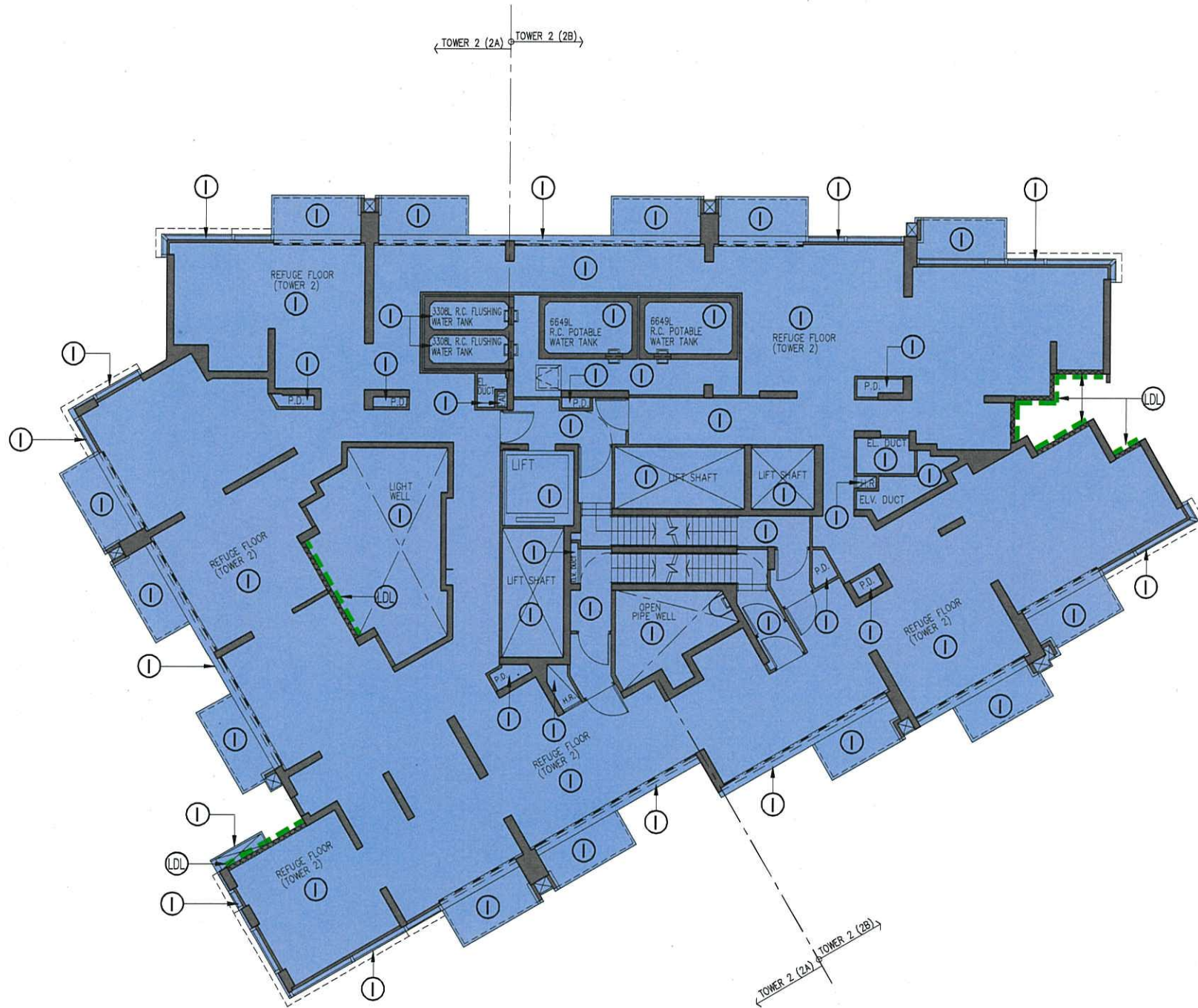
LEGEND:

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

--- **LDL** LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

ABBREVIATIONS :

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRIC LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



40TH REFUGE FLOOR PLAN - TOWER 2(2A & 2B)

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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

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



呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
40TH REFUGE FLOOR PLAN TOWER 2(2A & 2B)

Project No. **19084NT** Scale **1:200**
 Issue Date
 Drawing No. **DMC-017**
 Cad File No.

I hereby certify the accuracy of this plan

[Wong Chi Kin Kenneth]
 Authorized Person



LEGEND:

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

LDL LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

Hatched Black - BALCONIES

Cross-hatched Black - UTILITY PLATFORMS

Hatched Dashed Black - A/C PLATFORMS

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



67TH FLOOR PLAN - TOWER 2(2A & 2B)

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
 67TH FLOOR PLAN TOWER 2(2A & 2B)

Project No. 19084NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-018
 Cad File No.

I hereby certify the accuracy of this plan



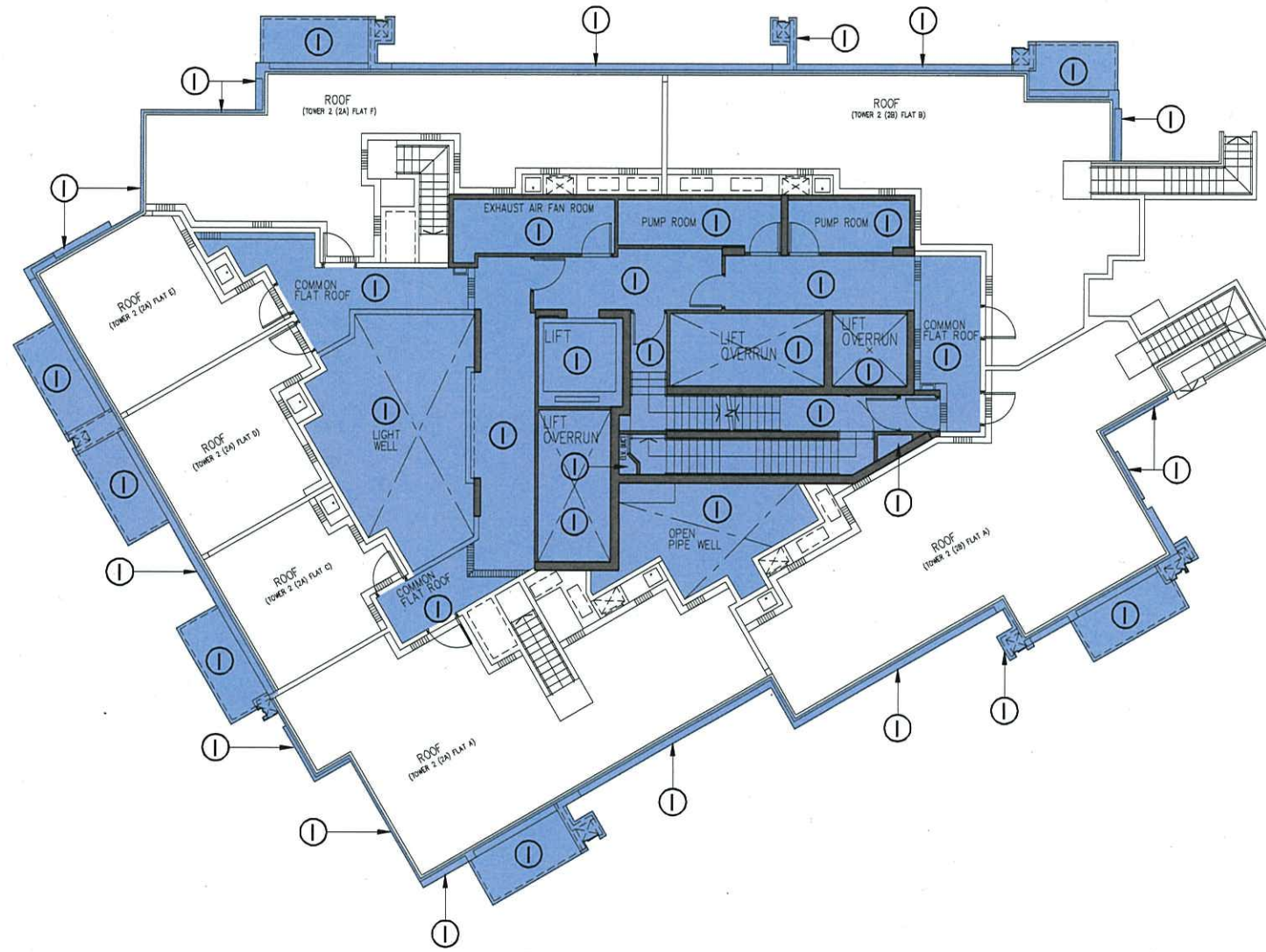
RONALD LU & PARTNERS
 [Wong Chi Kin Kenneth]
 Authorized Person

LEGEND:

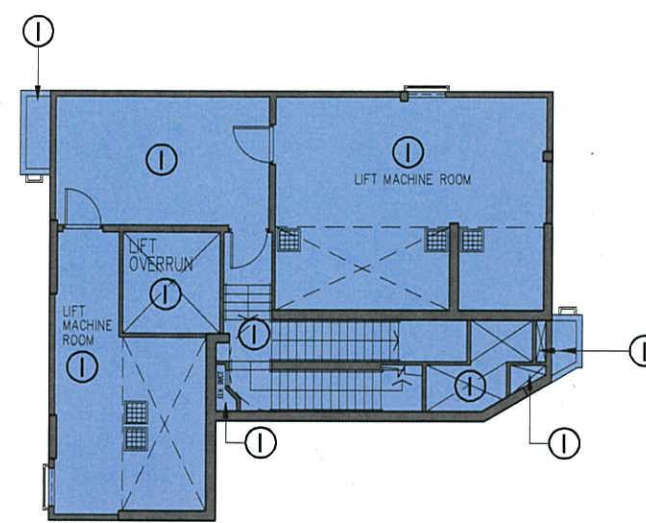
INDIGO - PHASE XI RESIDENTIAL COMMON AREAS
(INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)

ABBREVIATIONS:

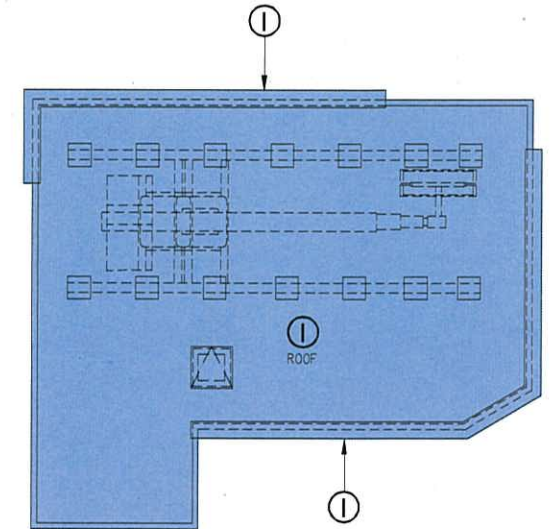
E.M.R. = ELECTRIC METER ROOM
 ELEC. RM. = ELECTRICAL ROOM
 ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
 EL. DUCT = ELECTRICAL DUCT
 FAD = FRESH AIR DUCT
 F.S.P.D. = FIRE SERVICES PIPE DUCT
 H.R. = HOSE REEL
 LOG. = LOGISTIC ROOM
 P. = PLANTER
 P.D. = PIPE DUCT
 R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 W.M.C. = WATER METER CABINET



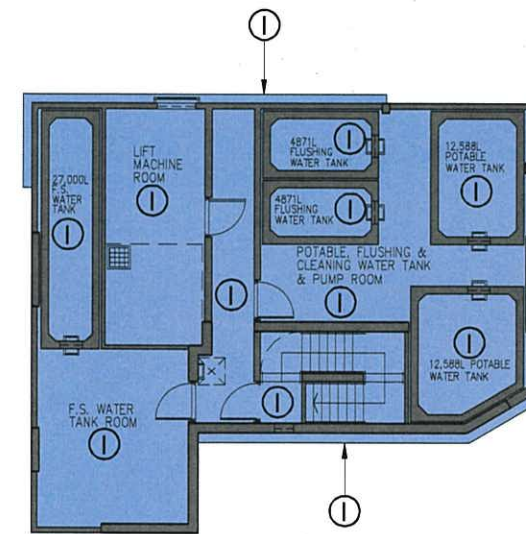
ROOF PLAN - TOWER 2(2A & 2B)



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



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



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

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

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

Project No. 19084NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-019
 Cad File No.

I hereby certify the accuracy of this plan

 [Wong Chi Kin Kenneth]
 Authorized Person
 RONALD LU & PARTNERS

LEGEND:

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

(IS) INDIGO STIPPLED BLACK - PHASE XI RESIDENTIAL COMMON AREAS (GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS = 103.349 s.m.

(LDL) LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

(YDL) YELLOW DASHED LINE - COVERED AREAS UNDERNEATH LOWEST BALCONIES & UTILITY PLATFORMS

HATCHED BLACK - BALCONIES

HATCHED DASHED BLACK - A/C PLATFORMS

CROSS-HATCHED BLACK - UTILITY PLATFORMS

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRIC LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- FAD = FRESH AIR DUCT
- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



9TH FLOOR PLAN - TOWER 3(3A & 3B)

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
9TH FLOOR PLAN TOWER 3(3A & 3B)

Project No.	Scale	1:200
19084NT	Issue Date	
Drawing No.		DMC-020
Cad File No.		

I hereby certify the accuracy of this plan



RONALD LU & PARTNERS

[Wong Chi Kin Kenneth]
 Authorized Person

LEGEND:

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

 **HATCHED BLACK - BALCONIES**

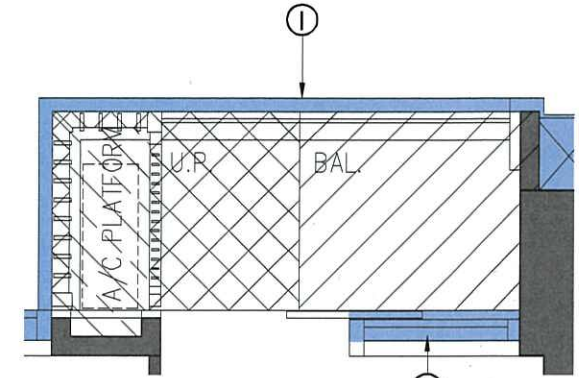
 **LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL**

 **HATCHED DASHED BLACK - A/C PLATFORMS**

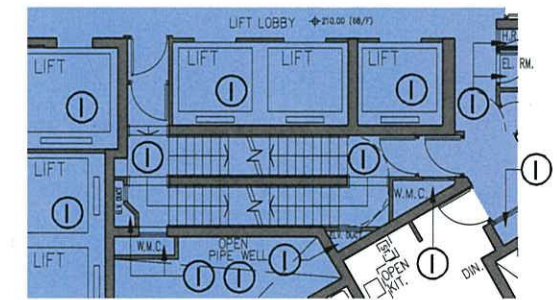
 **CROSS-HATCHED BLACK - UTILITY PLATFORMS**

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
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- F.S.P.D. = FIRE SERVICES PIPE DUCT
- H.R. = HOSE REEL
- LOG. = LOGISTIC ROOM
- P. = PLANTER
- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



TYPICAL ARRANGEMENT FOR COMBINED BALCONY & U.P. WITH A/C PLATFORM
SCALE 1:50



PART PLAN OF 66/F -

**10TH, 12TH-39TH, 41ST-66TH FLOOR PLAN - TOWER 3(3A & 3B)
(48 STOREYS)**

NOTE: 1. THERE WILL BE NO 13/F, 14/F, 24/F, 34/F, 44/F, 54/F & 64/F IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
10TH, 12TH - 39TH, 41ST-66TH FLOOR PLAN TOWER 3(3A & 3B)

Project No. **19084NT**
Scale **1:200**
Issue Date
Drawing No. **DMC-021**
Cad File No.

I hereby certify the accuracy of this plan 
Wong Chi Kin Kenneth
Authorized Person

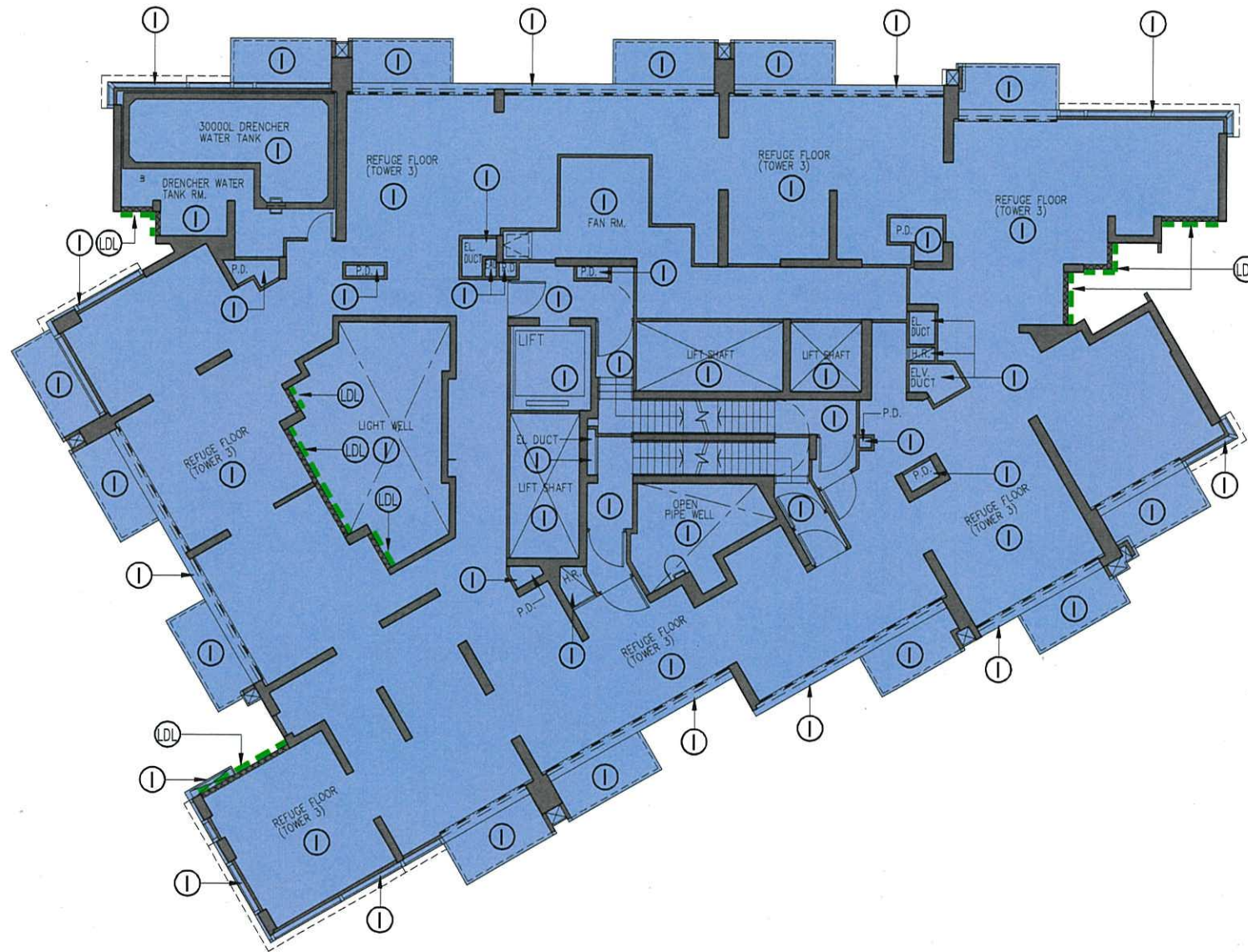
LEGEND:

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

LDL LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

ABBREVIATIONS:

E.M.R. = ELECTRIC METER ROOM
 ELEC. RM. = ELECTRICAL ROOM
 ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
 EL DUCT = ELECTRICAL DUCT
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 F.S.P.D. = FIRE SERVICES PIPE DUCT
 H.R. = HOSE REEL
 LOG. = LOGISTIC ROOM
 P. = PLANTER
 P.D. = PIPE DUCT
 R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 W.M.C. = WATER METER CABINET



11TH REFUGE FLOOR PLAN - TOWER 3(3A & 3B)

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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

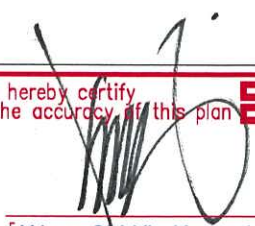


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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
 11TH REFUGE FLOOR PLAN TOWER 3(3A & 3B)

Project No. 19084NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-022
 Cad File No.

I hereby certify the accuracy of this plan 
RONALD LU & PARTNERS
 [Wong Chi Kin Kenneth]
 Authorized Person

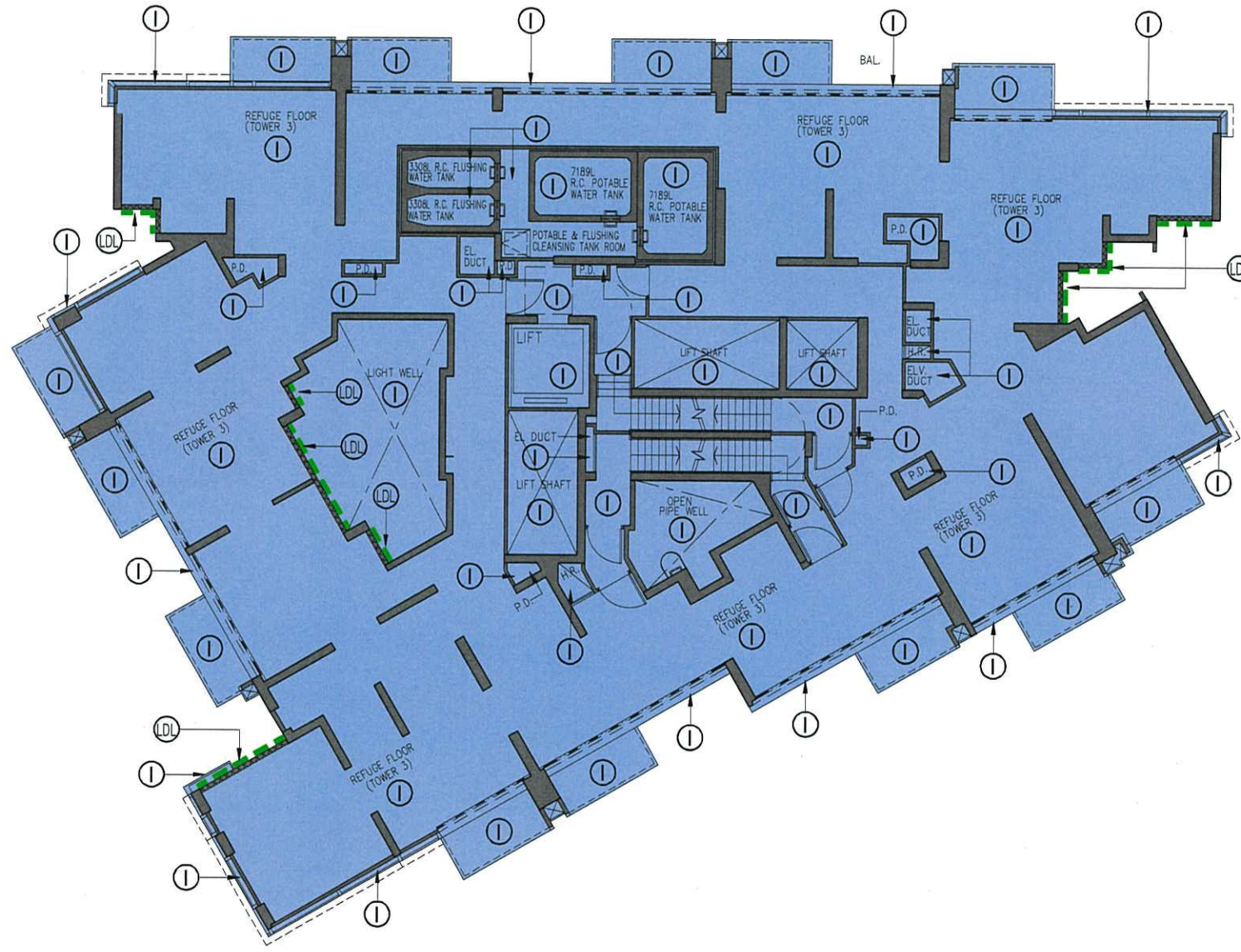
LEGEND:

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

LDL LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

ABBREVIATIONS :

E.M.R. = ELECTRIC METER ROOM
 ELEC. RM. = ELECTRICAL ROOM
 ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
 EL. DUCT = ELECTRICAL DUCT
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 F.S.P.D. = FIRE SERVICES PIPE DUCT
 H.R. = HOSE REEL
 LOG. = LOGISTIC ROOM
 P. = PLANTER
 P.D. = PIPE DUCT
 R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 W.M.C. = WATER METER CABINET



40TH REFUGE FLOOR PLAN - TOWER 3(3A & 3B)

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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



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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
 40TH REFUGE FLOOR PLAN TOWER 3(3A & 3B)

Project No. 19084NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-023
 Cad File No.

I hereby certify the accuracy of this plan 

 [Wong Chi Kin Kenneth]
 Authorized Person

LEGEND:

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

 HATCHED BLACK - BALCONIES

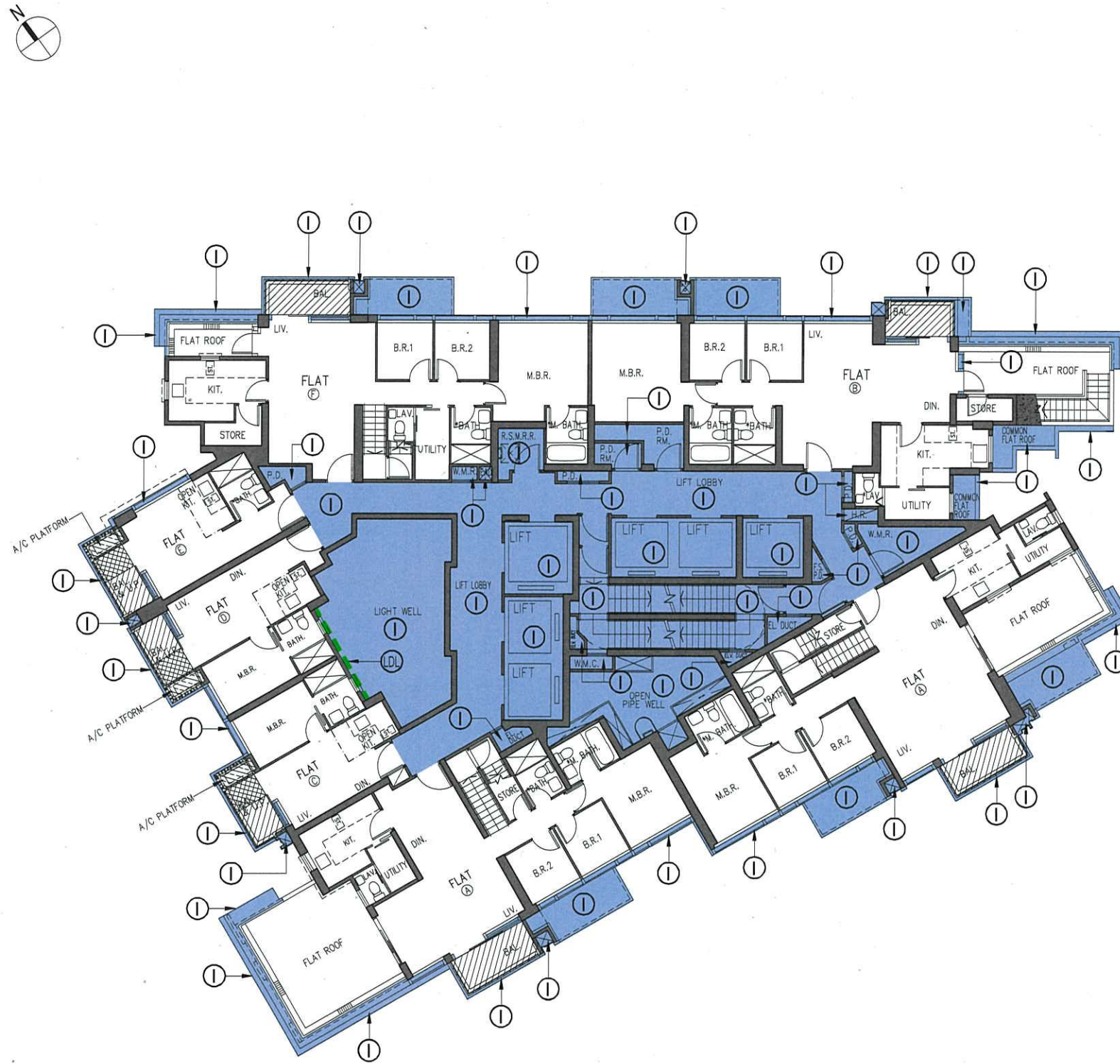
 LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

 HATCHED DASHED BLACK - A/C PLATFORMS

 CROSS-HATCHED BLACK - UTILITY PLATFORMS

ABBREVIATIONS:

- E.M.R. = ELECTRIC METER ROOM
- ELEC. RM. = ELECTRICAL ROOM
- ELV. RM. = ELECTRICAL LOW VOLTAGE ROOM
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- P.D. = PIPE DUCT
- R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- W.M.C. = WATER METER CABINET



67TH FLOOR PLAN - TOWER 3(3A & 3B)

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
B	2nd Submission	WY	FCH	KW	06/03/2022
C	3rd Submission	WY	FCH	KW	21/06/2022
D	4th Submission	WY	FCH	KW	11/01/2023

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




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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

Drawing Title
 67TH FLOOR PLAN TOWER 3(3A & 3B)

Project No. 19084NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-024
 Cad File No.

I hereby certify the accuracy of this plan 

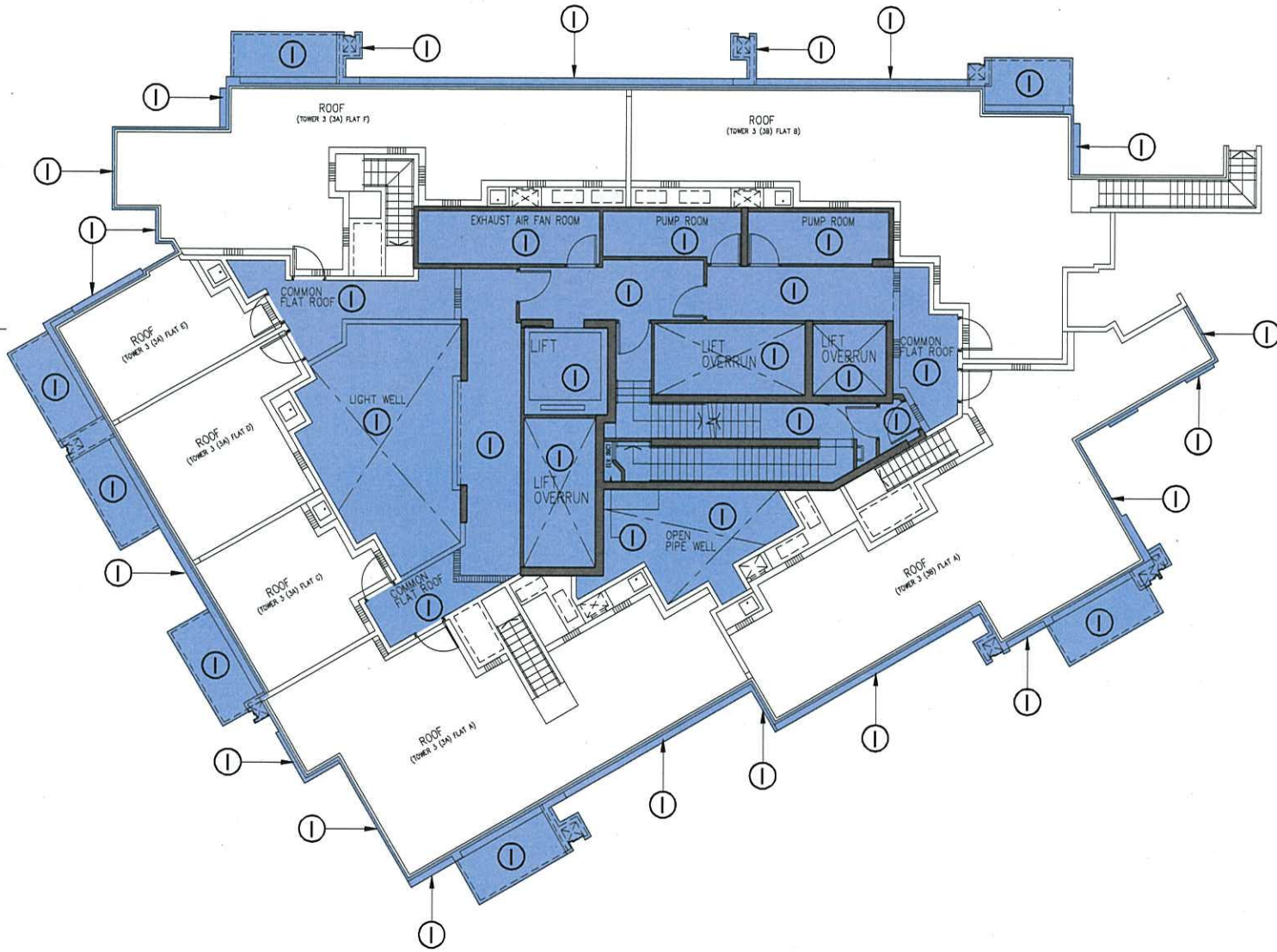
 [Wong Chi Kin Kenneth]
 Authorized Person

LEGEND:

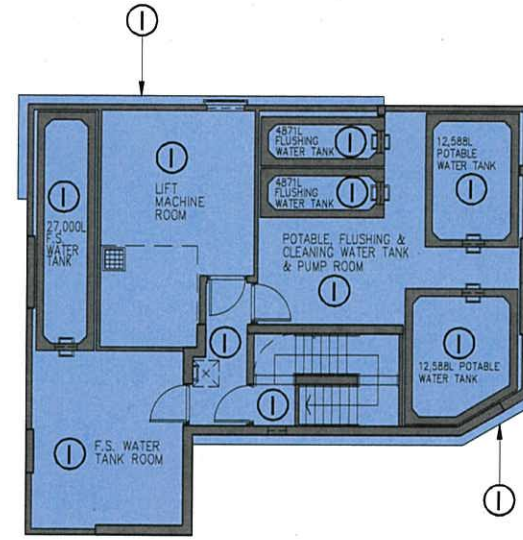
① INDIGO - PHASE XI RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)

ABBREVIATIONS:

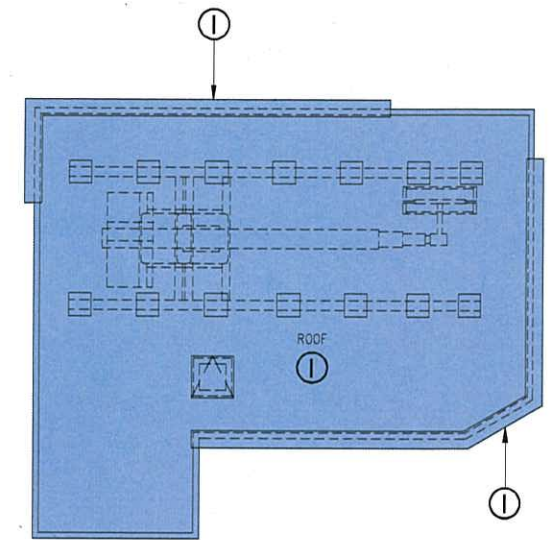
E.M.R. = ELECTRIC METER ROOM
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 ELV. RM. = ELECTRIC LOW VOLTAGE ROOM
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 P.D. = PIPE DUCT
 R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 W.M.C. = WATER METER CABINET



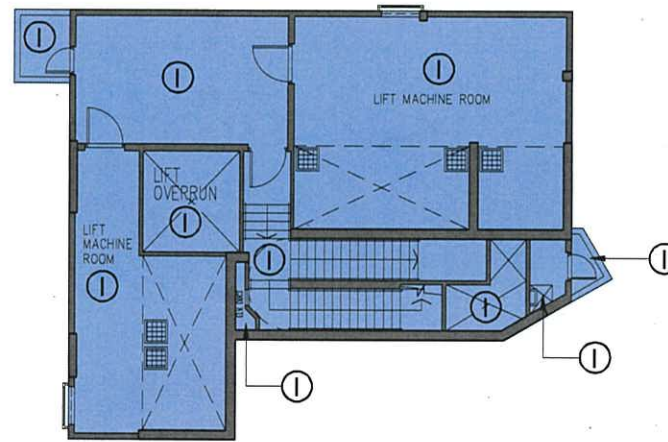
ROOF PLAN – TOWER 3(3A & 3B)



UPPER ROOF PLAN – TOWER 3(3A & 3B)



TOP ROOF PLAN – TOWER 3(3A & 3B)



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

Rev.	Description	Drawn	Checked	Approved	Date
-	1st Submission	WY	FCH	KI	23/07/2021
A	Re-Submission	WY	FCH	KW	02/09/2021
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C	3rd Submission	WY	FCH	KW	21/06/2022
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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TKOTL 70RP, PHASE 11, LOHAS PARK, TSEUNG KWAN O, N.T.

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

Project No. 19084NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-025
 Cad File No.

I hereby certify the accuracy of this plan

Wong Chi Kin Kenneth
 Authorized Person

