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Dated the 12th day of March 2021

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**URBAN RENEWAL AUTHORITY**

and

And

**NEW WORLD PROPERTY MANAGEMENT  
COMPANY LIMITED**

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**DEED OF MUTUAL COVENANT AND  
MANAGEMENT AGREEMENT**

of

**THE REMAINING PORTION OF  
KOWLOON INLAND LOT NO.11246**

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**MAYER BROWN**  
**好士打**

WKWC/ATSY/16523117

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**THIS DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT**  
made the 12th day of March 2021

**BETWEEN:-**

- (1) **URBAN RENEWAL AUTHORITY**, a body corporate established under and by virtue of the Urban Renewal Authority Ordinance (Cap. 563 of the laws of Hong Kong) whose office is situate at 26<sup>th</sup> Floor, COSCO Tower, 183 Queen's Road Central, Hong Kong (hereinafter called the "**First Owner**" which expression shall where the context so admits include its successors and assigns) of the first part;
- (2) \_\_\_\_\_ of Artisan Garden, No. 68 Kowloon City Road, Kowloon, Hong Kong (hereinafter called the "**First Assignee**" which expression shall where the context so admits include his executors, administrators and assigns) of the second part;
- (3) **NEW WORLD PROPERTY MANAGEMENT COMPANY LIMITED (新世界物業管理有限公司)** whose registered office is situate at 4th Floor, Tsim Sha Tsui Centre, No. 66 Mody Road, Tsim Sha Tsui, Kowloon, Hong Kong (hereinafter called the "**DMC Manager**") of the third part.

**WHEREAS:-**

- (A) Immediately prior to the Assignment to the First Assignee, the First Owner is the registered owner and is in possession of the Land and upon issue of the Certificate of Compliance in respect of the Land will become entitled to a Government lease thereof for the residue of a term of 50 years commencing from the 21<sup>st</sup> day of March 2016 subject to and with the benefit of the Government Grant.
- (B) The First Owner has developed and is in the course of developing the Land in accordance with the Government Grant and the Building Plans.
- (C) For the purposes of sale the Land and the Development have been notionally divided into 11,174 equal Undivided Shares which have been allocated as provided in the FIRST SCHEDULE hereto.
- (D) The First Owner has already obtained the Certificate of Compliance and is entitled to assign or otherwise dispose of Undivided Shares together with the right to the exclusive use and occupation of a part or parts of the Development.
- (E) By an Assignment bearing even date herewith and made between the First Owner of the one part and the First Assignee of the other part and for the consideration therein expressed the First Owner assigned unto the First Assignee All Those 36 equal undivided 11,174th parts or shares of and in the Land and the Development Together with the sole and exclusive right to hold use occupy and enjoy All That \_\_\_\_\_ (including balcony and utility platform thereof) on the \_\_\_\_\_ of the Development (the "**First Assignee's Unit**") Subject to and with the benefit of the Government Grant.
- (F) The parties hereto have agreed to enter into these presents for the purpose of making provisions for the management, maintenance, repair, renovation, insurance and service of the Land and the Development and the Common Areas and Facilities therein and for the purpose of defining and regulating the rights, interests and obligations of the Owners in respect thereof

and to provide for apportionment of the expenses of such management, maintenance, repair, renovation, insurance and service to be borne by the Owners.

- (G) The Director of Lands has given his approval to this Deed in accordance with Special Condition No.(21)(a) of the Government Grant.

**NOW THIS DEED WITNESSETH** as follows :-

## SECTION I

### **1. Definitions and Interpretation**

- 1.1 In this Deed the following expressions shall have the following meanings except where the context otherwise permits or requires :-

**“Accessible Car Parking Space”**

means the parking space in the Carpark provided in accordance with Special Condition No. (24)(c)(i) of the Government Grant for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance (Cap. 374 of the laws of Hong Kong), any regulations made thereunder and any amending legislation, and belonging to the residents and occupiers of the Development and their bona fide guests, visitors or invitees, and for the purposes of identification only is shown coloured Green and marked “V1” on the Basement plan of the DMC Plans;

**“Authority”**

means the Secretary for Home Affairs;

**“Authorized Person”**

means Chan Wan Ming of P&T Architects and Engineers Ltd., and any other replacement authorized person for the time being appointed by the First Owner;

**“Building Management Ordinance”**

means the Building Management Ordinance (Cap. 344);

**“Building Plans”**

means the general building plans and specifications in respect of the Development or in respect of any part or parts of the Development prepared by the Authorized Person and approved by the Building Authority under reference no. BD 2/4023/15 and includes any amendment thereto as approved by the Building Authority;

**“Capital Expenditure”**

means expenditure of a capital nature or of a kind not expected to be incurred annually;

**“Car Parking Rules”**

means the rules and regulations as the Manager may from time to time make or implement (with the approval of the Owners’ Committee, if and when it is formed) governing the Carpark and the Parking Spaces;

**“Carpark”**

means the whole of the car park areas for the Development constructed for the purposes of ingress and egress and parking of motor vehicles and motor cycles

belonging to the residents or occupiers of the Development and their bona fide guests, visitors or invitees and ancillary purposes in accordance with the Building Plans, and comprising the Parking Spaces, the Accessible Car Parking Space, the Visitor Parking Space and the Carpark Common Areas and Facilities;

**“Carpark Common Areas and Facilities”**

means and includes:-

- (a) the whole of the Carpark (except the Parking Spaces, the Accessible Car Parking Space and the Visitor Parking Space) including but not limited to air ducts, car lift, car lift machine room, car lift shaft, driveway, electric vehicle charging socket outlets, external wall of the Development (for the purposes of identification only are shown coloured Indigo on the elevation plans of the DMC Plans), meter room (electric vehicle charging facilities), turn table, such areas and facilities of and in the Land and the Development intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner which for the purposes of identification only are shown coloured Indigo on the DMC Plans;
- (b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Carpark Common Areas and Facilities by the Owners in accordance with this Deed; and
- (c) the common parts specified in Schedule 1 to the Building Management Ordinance of and in the Land and the Development intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner

but shall exclude the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Commercial Common Areas and Facilities;

**“Certificate of Compliance”**

means the certificate or letter from the Director of Lands certifying that the General and Special Conditions of the Government Grant have been complied with to his satisfaction in relation to the whole of the Land;

**“Club House”**

means and includes the Residential Recreational Facilities and other recreational areas and facilities of the Development which are for the common use and benefit of all the residents of the Residential Accommodation and their bona fide visitors;

**“Club Rules”**

means such rules and regulations set down by the Manager (with the approval of the Owners’ Committee, if and when it is formed) from time to time with specific application to the Club House and the use and enjoyment thereof;

**“Commercial Accommodation”**

means those parts of the Development constructed or to be constructed on the Land intended for use as non-industrial (excluding godown, hotel, petrol filling station and private residential) purposes in accordance with the Building Plans including accessible toilets, air ducts, air handling unit room, baby nursery room, cable ducts, electrical meter room, escalators, external wall of the Development (for the purposes of identification only are shown coloured Pink on the elevation plans of the DMC Plans), flat roofs, flushing water pump room, lavatories, lift, lift shaft, lift lobbies, lift machine room, maintenance roofs, mall entrance, management office (for

Commercial Accommodation), pipe ducts, planters, restaurants, shopping arcade, shops, showcase, signboard, skylight, staff changing room, staircases, telecommunications and broadcasting equipment room, voids, water meter cabinets, floor slabs serving exclusively the Commercial Accommodation, other ancillary services, facilities, areas serving exclusively the Commercial Accommodation but excluding the Commercial Common Areas and Facilities. The Commercial Accommodation for the purposes of identification only is shown coloured Pink on the DMC Plans;

**“Commercial Car Parking Space”**

means any one of the parking spaces in the Carpark provided in accordance with Special Condition No.(24)(b)(i) of the Government Grant for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the Commercial Accommodation and their bona fide guests visitors or invitees as shown and delineated on the Building Plans, and for the purposes of identification only are marked “N1”, “N2”, “N3”, “N4”, “N5”, “N6” and “N7” respectively on the Basement plan of the DMC Plans;

**“Commercial Common Areas and Facilities”**

means and includes:-

- (a) the Commercial Loading and Unloading Spaces, canopies, fireman’s lift lobby on the First Floor and Second Floor, which for the purposes of identification only are shown coloured Pink Hatched Black on the DMC plans;
- (b) the Greenery Areas (in so far as they form part of the Commercial Common Areas and Facilities) which for the purposes of identification only are shown coloured Pink Stippled Black on the DMC plans; and
- (c) such areas and facilities to be designated under any Sub-Deed of the Commercial Accommodation for the common use and benefit of the Commercial Accommodation as a whole,

but shall exclude the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities;

**“Commercial Loading and Unloading Space”**

means any of the two spaces provided in accordance with Special Condition No.(25)(a)(ii) of the Government Grant for the loading and unloading of goods vehicles in connection with the Commercial Accommodation as shown and delineated on the Building Plans, and for the purposes of identification only are shown coloured Pink Hatched Black and marked “LGV N1” and “LGV N2” respectively on the Ground Floor plan of the DMC Plans;

**“Commercial Motor Cycle Parking Space”**

means the parking space in the Carpark provided in accordance with Special Condition No.(24)(d)(i)(II) of the Government Grant for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the Commercial Accommodation and their bona fide guests, visitors or invitees as shown and

delineated on the Building Plans, and for the purposes of identification only is marked “M2” on the Basement plan of the DMC Plans;

**“Commercial Unit”**

means (subject to the entering into of a Sub-Deed of the Commercial Accommodation) a shop in the Commercial Accommodation;

**“Common Areas and Facilities”**

means the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities and the Carpark Common Areas and Facilities;

**“Consent to Assign”**

means the certificate or letter from the Director of Lands granting consent to the First Owner to assign Undivided Shares of and in the Land together with the exclusive right to hold, use, occupy or enjoy a part or parts of the Development before the issue of the Certificate of Compliance;

**“Curtain Wall”**

means the curtain wall forming part of the enclosing wall of the Residential Units and the Residential Accommodation;

**“Deed”**

means this Deed of Mutual Covenant and Management Agreement as amended or varied from time to time;

**“Development”**

means the whole of the development constructed or in the course of construction on the Land in accordance with the Government Grant and the Building Plans and known as “ARTISAN GARDEN (臻尚)”;

**“Development Common Areas and Facilities”**

means and includes :-

- (a) the Accessible Car Parking Space, the Greenery Areas (in so far as they do not form part of the Residential Common Areas and Facilities and the Commercial Common Areas and Facilities), such parts of the Slopes and Retaining Walls which are within the boundary of the Land, air ducts, cable ducts, cleansing water pump room, electrical meter rooms, emergency generator room, external wall of the Development (for the purposes of identification only are shown coloured Green on the elevation plans of the DMC Plans), extra low voltage room, fire service control center, fire service and sprinkler inlets, fire service and sprinkler transfer pump room, fire service water tank and pump room, fireman’s lift lobbies, flat roofs (not forming part of any Unit), flushing water tank and pump room, grey water tank and pump room, irrigation pump room, irrigation water tank and pump, rain water tank and recycling pump room, lift lobby, maintenance roof, meter room, potable water pump rooms, potable water tank room, owner’s committee office, refuse storage and material chamber, pipe ducts, sprinkler pump room, sprinkler transfer pump room, staircases, switch room, transformer room, upper roof, water meter cabinets, water meter room, the loading and unloading area, waiting space, such areas and facilities of and in the Land and the Development intended for common use and benefit of the

Development as a whole which for the purposes of identification only are shown coloured Green and Green Stippled Black on the DMC Plans;

- (b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Development Common Areas and Facilities by the Owners in accordance with this Deed; and
- (c) the common parts specified in Schedule 1 to the Building Management Ordinance of and in the Land and the Development intended for common use and benefit of the Development as a whole

but shall exclude the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities and the Carpark Common Areas and Facilities;

**“Development Rules”**

means the rules supplemental to this Deed governing the Development or any part or parts thereof from time to time in force made pursuant to the provisions of this Deed and including without limitation the Car Parking Rules, the Club Rules and the Fit-out Rules;

**“DMC Plans”**

means the plans certified as to their accuracy by the Authorized Person annexed to this Deed for identifying various parts of the Development (including without limitation the Common Areas and Facilities);

**“Fire Safety Management Plan”**

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

**“First Owner’s Premises”**

means any part or parts of the Land and the Development owned by the First Owner the sole and exclusive right to the use enjoyment and occupation of which have not been assigned or otherwise disposed of to an Owner or the Manager;

**“Fit-out Rules”**

means the fit-out rules, regulations and procedures as the Manager may from time to time make or implement (with the approval of the Owners’ Committee, if and when it is formed) for the fit-out of any part or parts of the Development;

**“Government”**

means the Government of Hong Kong;

**“Government Grant”**

means the Agreement and Conditions of Grant by Private Treaty registered in the Land Registry as Conditions of Grant No.20266 and as the same may be modified, amended, varied or supplemented from time to time;

**“Greenery Areas”**

means the greenery areas which are for identification purpose shown coloured Green Stippled Black, Yellow Hatched Black and Pink Stippled Black on the DMC Plans;



**“Hong Kong”**

means the Hong Kong Special Administrative Region of the People’s Republic of China;

**“Land”**

means all that piece or parcel of land registered in the Land Registry as The Remaining Portion of Kowloon Inland Lot No.11246;

**“Maintenance Windows”**

means the windows of the Residential Units which are Noise Mitigation Measures and which are for identification purpose only each shown marked with “MAINTENANCE WINDOW” on the DMC Plans;

**“Management Expenses”**

means expenses, costs and charges necessarily and reasonably incurred in the management of the Development provided in this Deed which, except for the purpose of Clause 4.3 of Section IV of this Deed, shall include the Manager’s Remuneration;

**“Management Shares”**

means the shares allocated or to be allocated to the Units as set out in the FIRST SCHEDULE hereto for the purpose of determining the due proportion of the Management Expenses payable by each Owner;

**“Manager”**

means the DMC Manager or any other person who for the time being is, for the purpose of this Deed, managing the Development;

**“Manager’s Remuneration”**

means the remuneration of the Manager as provided in this Deed;

**“Noise Mitigation Measures”**

means the noise mitigation measures which have been implemented for the Development in accordance with the recommendations in the noise impact assessment approved by the Director of Environmental Protection under Special Condition No. (39)(a) of the Government Grant and are set out in the FIFTH SCHEDULE hereto;

**“Non-enclosed Areas”**

means:-

- (a) the balconies of the Residential Units which are shown Hexagon-Hatched Black and marked “BAL.” on the DMC Plans, the enhanced acoustic balconies of the Residential Units which are shown Crossed Black and marked “BAL.” and “ENHANCED ACOUSTIC BALCONY” on the DMC Plans, and the covered areas underneath the said balconies and the said enhanced acoustic balconies; and
- (b) the utility platforms of the Residential Units which are shown Stippled Black and marked “U.P.” on the DMC Plans, the maintenance utility platforms of the Residential Units which are shown Triangle-Hatched Black and marked “U.P.” and “MAINTENANCE UTILITY PLATFORM”, and the covered areas underneath the said utility platforms and the said maintenance utility platforms;

**“Occupation Permit”**

means a temporary or permanent occupation permit issued by the Building Authority in relation to the Development or any part thereof;

**“Owner”**

means each person in whom for the time being any Undivided Share is vested and appears from the records at the Land Registry to be the owner of such Undivided Share and every joint tenant or tenant in common of any Undivided Share, and (where any Undivided Share has been assigned or charged by way of mortgage or charge) includes both the mortgagor or chargor, and the mortgagee or chargee in possession of or having foreclosed such Undivided Share Provided that (subject to the provisions of the mortgage or charge) the voting rights attached to such Undivided Share by the provisions of this Deed is exercisable only by the mortgagor or chargor unless the mortgagee or chargee is in possession of or has foreclosed or has appointed a receiver to manage such Undivided Share;

**“Owners’ Committee”**

means a committee of the Owners of the Development established under the provisions of this Deed;

**“Owners’ Corporation”**

means the corporation of the Owners incorporated under section 8 of the Building Management Ordinance;

**“Parking Space”**

means a Residential Car Parking Space, a Commercial Car Parking Space, a Residential Motor Cycle Parking Space or a Commercial Motor Cycle Parking Space;

**“RCHD”**

means residential care home for PWDs as defined in the Residential Care Homes (Persons with Disabilities) Ordinance, (Cap. 613 of the laws of Hong Kong), any regulations made thereunder and any amending or replacing legislation;

**“RCHE”**

means residential care home as defined in the Residential Care Homes (Elderly Persons) Ordinance (Cap. 459 of the laws of Hong Kong), any regulations made thereunder and any amending or replacing legislation;

**“Residential Accommodation”**

means those parts of the Development constructed or to be constructed on the Land intended for private residential use in accordance with the Building Plans comprising the Residential Units, the Residential Common Areas and Facilities, the multi-storeyed residential tower on and above 6<sup>th</sup> Floor of the Development;

**“Residential Car Parking Space”**

means any one of the parking spaces in the Carpark provided in accordance with Special Condition No.(24)(a)(i) of the Government Grant for the parking of motor vehicles licensed under the Road Traffic Ordinance, any amending regulations made thereunder and any legislation, and belonging to the residents of the Residential Accommodation and their bona fide guests visitors or invitees as shown and delineated on the Building Plans, and for the purposes of identification only are marked “R1”, “R2”, “R3”, “R4”, “R5”, “R6”, “R7”, “R8”, “R9”, “R10” and “R11” respectively on the Basement plan of the DMC Plans;

**“Residential Common Areas and Facilities”**

means and includes :-

- (a) the Club House, the Greenery Areas (in so far as they form part of the Residential Common Areas and Facilities), the Residential Loading and Unloading Space, the Visitor Parking Space, acoustic canopies, air-conditioner platforms, air ducts, architectural features, cable ducts, caretaker offices, common flat roofs, canopy, corridor, covered landscape areas, electrical meter rooms, emergency generator room (for non-fire service installation), external wall of the Development (including the Curtain Wall (but excluding all openable windows which form part of the Residential Units) and the non-structural prefabricated external wall (for the purposes of identification only the non-structural prefabricated external wall is marked Hatched Black on the DMC Plans)) (for the purposes of identification only the external wall of the Development forming part of the Residential Common Areas and Facilities is shown coloured Yellow on the elevation plans of the DMC Plans), extra low voltage room, fireman’s lift lobbies, flushing water pump room, glass cover, lifts, lift machine room, lift shafts, lift lobbies, lift overruns, mail room, pipe ducts, planters, potable and cleansing water tank and pump room, refuge roof, refuse storage and material recovery rooms, skylight, staircases, telecommunications and broadcasting equipment room, water meter cabinets, such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner which for the purposes of identification only are shown coloured Yellow, Yellow Stippled Black, Yellow Hatched Black and Hatched Black on the DMC Plans;
- (b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Residential Common Areas and Facilities by the Owners in accordance with this Deed; and
- (c) the common parts specified in Schedule 1 to the Building Management Ordinance of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner

but shall exclude the Development Common Areas and Facilities, the Commercial Common Areas and Facilities and the Carpark Common Areas and Facilities;

**“Residential Loading and Unloading Space”**

means the space provided in accordance with Special Condition No.(25)(a)(i) of the Government Grant for the loading and unloading of goods vehicles in connection with the Residential Accommodation as shown and delineated on the Building Plans, and for the purposes of identification only is shown coloured Yellow and marked “LGV R1” on the Ground Floor plan of the DMC Plans;

**“Residential Motor Cycle Parking Space”**

means the parking space in the Carpark provided in accordance with Special Condition No.(24)(d)(i)(I) of the Government Grant for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the Residential Accommodation and their bona fide guests, visitors or invitees as shown and

delineated on the Building Plans, and for the purposes of identification only is marked "M1" on the Basement plan of the DMC Plans;

**"Residential Recreational Facilities"**

means the recreational facilities and facilities ancillary thereto constructed in accordance with Special Condition No.(15) of the Government Grant on 6<sup>th</sup> Floor and 7<sup>th</sup> Floor of the Development, which for the purposes of identification only are shown coloured Yellow Stippled Black on 6<sup>th</sup> Floor plan and 7<sup>th</sup> Floor plan of the DMC Plans (insofar as such facilities are identifiable on 6<sup>th</sup> Floor plan and 7<sup>th</sup> Floor plan of the DMC Plans);

**"Residential Unit"**

means a self-contained flat including (if any) the interior plaster and other internal covering of the external walls enclosing the Residential Unit, the interior plaster and other internal covering of the internal surface of other enclosing walls abutting on the Common Areas and Facilities enclosing the Residential Unit (but not any other part of those walls), all non-structural internal walls and partitions of or within the Residential Unit, in the case of a non-structural party wall adjoining two units only up to the mid-point of such party wall, other non-structural elements and supports of or within the Residential Unit, fire services system within the Residential Unit, fire safety provisions within the Residential Unit, the Non-enclosed Areas (including the glass, parapets, balustrade, fences or the replacement thereof) held with or forming part of the Residential Unit and/or pipe ducts serving exclusively thereto or held therewith, windows appurtenant thereto, in the Residential Accommodation intended to be used for private residential occupation in accordance with the Building Plans;

**"Slope Maintenance Manual"**

means the maintenance manual for the Slopes and Retaining Walls (if any) prepared in accordance with "Geoguide 5 – Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended or substituted from time to time);

**"Slopes and Retaining Walls"**

means any and all slopes, slope treatment works, retaining walls and other structures (if any) within or outside the Land as required by the Government Grant to be maintained by the Owners;

**"Special Fund"**

means a special fund to be set up by the Manager pursuant to the provisions of this Deed for expenditure in relation to the management of the Development of a capital and non-recurring nature for the purpose of paragraph 4 of Schedule 7 to the Building Management Ordinance;

**"Sub-Deed"**

means any sub-deed of mutual covenant to be entered into in respect of any part of the Land and the Development and "**Sub-Deeds**" shall be construed accordingly;

**"Undivided Share"**

means an equal undivided part or share of and in the Land and of and in the Development allocated in accordance with the FIRST SCHEDULE hereto or in accordance with any Sub-Deed;

**“Unit”**

means a Residential Unit, the Commercial Accommodation, (after the entering into of a Sub-Deed in respect of the Commercial Accommodation) a Commercial Unit, a Residential Car Parking Space, a Commercial Car Parking Space, a Residential Motor Cycle Parking Space, a Commercial Motor Cycle Parking Space, or any part of the Development to which Undivided Shares have been or will be allocated under this Deed or any Sub-Deed save and except the Common Areas and Facilities and shall have the same definition as “flat” under the Building Management Ordinance;

**“Visitor Parking Space”**

means the parking space in the Carpark provided in accordance with Special Condition No.(24)(a)(iii) of the Government Grant for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the Residential Accommodation as shown and delineated on the Building Plans, and for the purposes of identification only is shown coloured Yellow and marked “V2” on the Basement plan of the DMC Plans;

**“window”**

in relation to any Residential Unit, means:-

- (a) any louvres and openable window of such Residential Unit (including any openable window on the Curtain Wall enclosing such Residential Unit);
- (b) any non-openable window of such Residential Unit (excluding any vision panel on the Curtain Wall); and
- (c) (if the window is subject to the Noise Mitigation Measures) any Maintenance Window,

together with all the glass of windows and window frames thereof (if any), “**windows**” shall be construed accordingly;

**“Works and Installations”**

shall mean all major works and installations in the Development which require regular maintenance on a recurrent basis.

- 1.2 In this Deed, words importing the singular number shall include the plural number and vice versa, and words importing the masculine, feminine or neuter gender shall include the others of them and words importing persons shall include corporations and vice versa.
- 1.3 Clause headings are inserted for convenience only and for reference, and in no way define, limit, or describe the scope of this Deed or the intent of any provisions thereof.

## SECTION II

### **2. Rights and Obligations of Owners**

- 2.1 The First Owner shall at all times hereafter, subject to and with the benefit of the Government Grant, have the sole and exclusive right and privilege to hold, use, occupy and enjoy to the exclusion of the First Assignee the whole of the Land and the Development together with the appurtenances thereto and the entire rents and profits thereof SAVE AND EXCEPT the First Assignee's Unit assigned to the First Assignee as aforesaid and the Common Areas and Facilities and SUBJECT TO the rights and privileges granted to the First Assignee by the aforesaid Assignment and SUBJECT TO the provisions of this Deed.
- 2.2 The First Assignee shall at all times hereafter subject to and with the benefit of the Government Grant and these presents have the full and exclusive right and privilege to hold, use, occupy and enjoy to the exclusion of the First Owner the First Assignee's Unit assigned to the First Assignee by the said Assignment together with the appurtenances thereto and the entire rents and profits thereof.
- 2.3 Each Undivided Share and the sole and exclusive right and privilege to hold, use, occupy and enjoy any part of the Development shall be held by the Owner from time to time entitled thereto subject to and with the benefit of the easements, rights, privileges and obligations, and the covenants and provisions contained in this Deed (including but not limited to those provided in the SECOND SCHEDULE and the THIRD SCHEDULE hereto).
- 2.4 The Owner or Owners for the time being of each Undivided Share shall at all times hereafter be bound by and shall observe and perform the covenants, provisions and restrictions contained in this Deed and in the THIRD SCHEDULE hereto and such Owner shall comply with the Development Rules from time to time in force so far as the same are binding on such Owner.
- 2.5 Every Owner shall have the full right and liberty without reference to any other Owner or any person who may be interested in any other Undivided Share(s) in any way whatsoever and without the necessity of making such other Owner or such person a party to the transaction to sell, assign, mortgage, charge, lease, license or otherwise dispose of or deal with his Undivided Share(s) or interest of and in the Land and the Development together with the sole and exclusive right and privilege to hold, use, occupy and enjoy such part(s) of the Development which may be held therewith

#### PROVIDED THAT:-

- (a) any such transaction shall be made expressly subject to and with the benefit of this Deed; and
- (b) the Residential Car Parking Spaces and Residential Motor Cycle Parking Space shall not be:-
- (i) assigned except
    - (I) together with Undivided Shares giving the right of exclusive use and possession of a Residential Unit; or
    - (II) to a person who is already the Owner of Undivided Shares in the Land and the Development with the right of exclusive use and possession of a Residential Unit; or

(ii) underlet except to residents of the Residential Units

AND in any event not more than three (3) in number of the total of the Residential Car Parking Spaces and Residential Motor Cycle Parking Space shall be assigned to the Owner or underlet to the resident of any one Residential Unit.

- 2.6 (a) The sole and exclusive right and privilege to hold, use, occupy and enjoy any part of the Development shall not be sold, assigned, mortgaged, charged, leased or otherwise dealt with separately from the Undivided Share(s) with which the same is held PROVIDED ALWAYS that the provisions of this Clause, subject to the Government Grant, do not extend to any lease or tenancy or licence with a term not exceeding ten (10) years.
- (b) The right to the exclusive use, occupation and enjoyment of the Non-enclosed Area appertaining to a Residential Unit shall not be sold, assigned, mortgaged, charged, leased or otherwise dealt with separately from a Residential Unit with which such Non-enclosed Area is held.
- 2.7 (a) Every Owner, his tenants, servants, agents, invitees and licensees shall have the full right and liberty (in common with the Manager and others having like rights) to go pass and repass over and along and to use the Development Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Unit.
- (b) Every Owner of a Residential Unit, his tenants, servants, agents, invitees and licensees shall have the full right and liberty (in common with the Manager and others having like rights) to go pass and repass over and along and to use the Residential Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Residential Unit.
- (c) Every Owner of a Residential Unit, his tenants, servants, agents, invitees and licensees shall have the full right and liberty (in common with the Manager and others having like rights) to go pass and repass over and along and to use the Carpark Common Areas and Facilities and the Development Common Areas and Facilities for all purposes connected with the proper use and enjoyment of the Accessible Car Parking Space, the Visitor Parking Space and the Residential Loading and Unloading Space and the Residential Common Areas and Facilities on the Basement.
- (d) Every Owner of the Commercial Accommodation, his tenants, servants, agents, invitees and licensees shall have the full right and liberty (in common with the Manager and others having like rights) to go pass and repass over and along and to use the Commercial Common Areas and Facilities for all purposes connected with the proper use and enjoyment of the Commercial Accommodation.
- (e) Every Owner of the Commercial Accommodation, his tenants, servants, agents, invitees and licensees shall have the full right and liberty (in common with the Manager and others having like rights) to go pass and repass over and along and to use the Carpark Common Areas and Facilities and the Development Common Areas and Facilities for all purposes connected with the proper use and enjoyment of the Accessible Car Parking Space, the Commercial Loading and Unloading Spaces and the Commercial Accommodation on the Basement.
- (f) Every Owner of a Parking Space, his tenants, servants, agents, invitees and licensees shall have the full right and liberty (in common with the Manager and others having

like rights) to go pass and repass over and along and to use the Carpark Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Parking Space.

- (g) In each of the above cases, the right and liberty shall be subject to the provisions of this Deed, the rights of the Manager and the Development Rules.

2.8 For the avoidance of doubt and notwithstanding any provisions herein contained, the Owner of the Commercial Accommodation, or any part(s) thereof, shall have the right at any time(s) and from time to time as he shall think fit to do all or any of the following acts or deeds and to exercise all or any of the following rights:-

- (a) Subject to the Government Grant, the Owner or occupiers of the Commercial Accommodation shall have the exclusive right to erect or affix or paint on or to the exterior of or the external walls of his Unit flags, poles, awning, banners, sunshades, sculptures, signs, signboards, advertisements and LED displays (collectively called "**Signs**") subject to the following conditions:-

- (i) Detailed specifications, plans and drawings of the Signs and the erection, fixing or installation works thereof (collectively called "**Signage Installation Works**") shall first be submitted for approval by the Manager which approval shall not be unreasonably withheld and no Signs shall be erected or affixed or painted and no Signage Installation Works shall be carried out without the prior written approval of the Manager.
- (ii) In addition, all other necessary consents and permissions from the relevant Government authorities shall first be obtained before commencement of the Signage Installation Works and all relevant laws, regulations and rules in force in Hong Kong from time to time shall be complied with.
- (iii) The Signs and the Signage Installation Works shall not cause any damage to the Development or cause the maximum loading weight of the relevant part of the external walls of the Development to be exceeded or cause any material nuisance to the other Owners and occupiers of the Development or otherwise interfere with the use and enjoyment by the other Owners and occupiers of their Units.
- (iv) The Owner or occupier shall insure and keep insured the Signs and the Signage Installation Works owned by him against third party risks or liability in such sum as the Manager shall require and the Owner shall indemnify and keep indemnified the Manager and all other Owners and occupiers of the Development against all losses damages liabilities claims expenses and costs in respect of the Signage Installation Works and the Signs and any damage caused to any person or property in connection therewith.
- (v) The Owner and occupier shall at his sole cost and expense paint, repair, maintain and keep in good clean and safe repair and condition at all times to the reasonable satisfaction of the Manager his own external wall spaces and any part thereof and the Signs and any other signs, signboards, advertisements, relevant supporting frames thereof, or other erections, installations, fixtures or fittings thereto or thereon and if there shall be any default by the Owner, the Manager, without prejudice to other rights and remedies, shall have the right to carry out all necessary painting repair and



maintenance works at the costs and expenses of the defaulting Owner who shall bear and pay all such costs and expenses on demand by the Manager.

- (b) The right to partition and sub-divide the Commercial Accommodation, or any part(s) thereof, owned by him into such number of portions (subject to compliance with the Buildings Ordinance and any other relevant ordinances, regulations and by-laws applicable thereto and to this Deed) as such Owner shall think fit.
- (c) Subject to the approval of the Director of Lands, the right to allocate, re-allocate and/or sub-allocate the Undivided Shares and/or Management Shares to any part(s) of the Commercial Accommodation PROVIDED THAT the exercise of this right shall not interfere with another Owner's right to hold, use, occupy and enjoy the part of the Commercial Accommodation which he owns.
- (d) The right to enter into one or more Sub-Deed(s) in respect of the Commercial Accommodation, or any part(s) thereof, with any other Owner or Owners of the sub-divided portion(s) of the Commercial Accommodation, or any part(s) thereof, to regulate and define their rights and obligations

PROVIDED THAT :-

- (i) the staircase no. ST-03 of the Commercial Accommodation on the Ground Floor, the First Floor and the Second Floor (which for the purposes of identification only is marked "ST-03" on the Ground Floor plan, the First Floor plan and the Second Floor plan of the DMC Plans) and its associated protected lobbies on the First Floor and the Second Floor (collectively the "**Staircase and Lobbies**") shall be designated as and form part of the Commercial Common Areas and Facilities under the first Sub-Deed(s) in respect of the Commercial Accommodation for the benefit of all the Owners of the Commercial Accommodation;
  - (ii) the common areas in such Sub-Deed(s) together with any Undivided Share(s) allocated thereto shall be assigned to and vested in the Manager upon execution of such Sub-Deed(s) and in accordance with the Government Grant;
  - (iii) no such Sub-Deed(s) shall conflict with any provision hereof or any conditions of the Government Grant or any other Sub-Deed(s); and
  - (iv) such Sub-Deed(s) shall require the approval of the Director of Lands but where the Director of Lands is satisfied upon submission of the draft Sub-Deed(s) that the Sub-Deed(s) relate(s) only to the internal sub-division of the Commercial Accommodation, or any part(s) thereof, and by the Sub-Deed(s) there will be no alteration to the Common Areas and Facilities created under this Deed or liability for management or other expenses under this Deed, the Director of Lands may in its absolute discretion waive the requirement of approval of such Sub-Deed(s).
- (e) The right to allocate lavatories (if any) or other areas or facilities within the Commercial Accommodation or any part(s) thereof owned by him for the exclusive use of any sub-divided portion(s) of the Commercial Accommodation or any part(s) thereof owned by him, provided that such right does not extend to the Staircase and Lobbies.

- (f) The right to designate or re-designate or alter the user of the Commercial Accommodation or any part(s) thereof owned by him, without the concurrence or approval of any other Owners or other person having an interest in the Land and the Development and no such designation, re-designation or alteration shall give the other Owners any right of action against such Owner but nothing herein shall absolve such Owner from the requirements of obtaining the prior written consent of the Government pursuant to the Government Grant (if necessary) and/or other Government authorities and PROVIDED FURTHER THAT the exercise of the right under this sub-clause shall not interfere with the other Owners' right to hold, use, occupy and enjoy their Units nor impede access to their Units.
- (g) The right to alter, re-arrange or demolish the whole of or any part or parts of the Commercial Accommodation or any part(s) thereof owned by him and to replace or construct or re-construct thereon any structure in such manner as such Owner thinks fit without the concurrence or approval of the other Owners but nothing herein shall absolve such Owner from the requirements of obtaining the prior written consent of the Director of Buildings (if necessary) and any other statutory Government authorities pursuant to the Government Grant (if necessary) and/or any applicable Ordinances or regulations made thereunder and PROVIDED FURTHER THAT the exercise of the right under this sub-clause shall not contravene the terms and conditions contained in the Government Grant and shall not interfere with the other Owners' right to hold, use, occupy and enjoy their Units nor impede access to their Units.
- (h) The right to solely and exclusively manage the Commercial Accommodation owned by him in such manner as he may in his absolute discretion think fit subject to the Government Grant, this Deed and the Development Rules.

2.9 Upon execution of this Deed, the First Owner shall assign to and vested in the Manager free of costs or consideration as trustee for all Owners the Undivided Shares allocated to the Common Areas and Facilities together with the Common Areas and Facilities subject to and with the benefit of the Government Grant and this Deed. The Manager shall hold the Undivided Shares allocated to the Common Areas and Facilities together with the Common Areas and Facilities on trust for the benefit of all Owners. In the event the Manager shall resign or be dismissed or wound up or a receiving order made against it and another manager appointed in its stead in accordance with these presents, then the Manager or the liquidator or the receiver (as the case may be) shall assign free of costs or consideration such Undivided Shares together with the Common Areas and Facilities to the new manager upon the same trust PROVIDED THAT if an Owners' Corporation is formed it may require the Manager for the time being or its liquidator or receiver (as the case may be) to assign such Undivided Shares together with the Common Areas and Facilities and transfer the management responsibility to it free of costs or consideration and in which event the Manager shall assign free of costs or consideration the Undivided Shares allocated to the Common Areas and Facilities together with the Common Areas and Facilities and transfer free of costs or consideration the management responsibility to the Owners' Corporation which shall hold such Undivided Shares and the Common Areas and Facilities on trust for the benefit of all the Owners.

### SECTION III

#### **3. Additional Rights of the First Owner**

3.1 The First Owner (excluding its assigns) shall for as long as it remains the beneficial owner of any Undivided Share have the sole and absolute right in its absolute and unfettered discretion at any time or times and from time to time as it shall deem fit to do all or any of the following acts or deeds and to exercise all or any of the following rights:-

- (a) The right to change, amend, vary, add to or alter the Building Plans existing at the date hereof in respect of the First Owner's Premises without the concurrence or approval of any Owner or any of the parties hereto but nothing herein shall absolve the First Owner from the requirements of obtaining the prior written consent of the Director of Lands or other Government authorities pursuant to the Government Grant PROVIDED THAT the exercise of this right shall not interfere with an Owner's right to hold, use, occupy and enjoy his Unit or impede or restrict the access to and from his Unit.
- (b) Subject to the prior written approval of the Owners by a resolution passed at an Owners' meeting convened under this Deed, the right to apply to negotiate and agree with the Government to amend, vary or modify the Government Grant (including the plan(s) annexed thereto) in such manner as the First Owner may deem fit and to execute any documents in the name of the First Owner in connection therewith without the necessity of joining in any other Owner

PROVIDED THAT:-

- (i) the exercise of this right shall not interfere with an Owner's right to hold, use, occupy and enjoy his Unit or impede or restrict the access to or from his Unit; and
  - (ii) any premium as may be required for the said amendments, variations or modifications shall be borne by the First Owner; and
  - (iii) any payment received from the Government for the exercise of this right shall be credited to the Special Fund.
- (c) Subject to the prior written approval of the Owners by a resolution of Owners at an Owners' meeting convened under this Deed, the right to affix, maintain, alter, renew and remove any one or more chimneys, flues, pipes or any other structures or facilities within any part or parts of the Common Areas and Facilities

PROVIDED THAT:-

- (i) they shall not interfere with any other Owner's right to hold, use occupy or enjoy his Unit or impede or restrict his access to and from his Unit; and
- (ii) such chimneys, flues, pipes or any other structures or facilities shall be for the common use and enjoyment of all the Owners entitled to use such Common Areas and Facilities and any consideration received therefor shall be credited to the Special Fund for the benefit of all the Owners

AND the right to enter into and upon any part of the First Owner's Premises and the Common Areas and Facilities with or without workmen and equipment at all

reasonable times on giving prior written notice (save in case of emergency) for any or all of the purposes aforesaid AND the right to license or otherwise permit or grant the right so to do to any other person (except where it concerns the Common Areas and Facilities) on such terms as the First Owner may deem fit. Any payment received for the approval must be credited to the Special Fund.

- (d) The right to change the name of the Development at any time and to execute any documents in the name of the First Owner in connection therewith without the necessity of joining in any other Owner upon giving six (6) months' prior written notice to the Owners.
- (e) The right to dedicate to the public any part or parts of the First Owner's Premises for the purposes of passage with or without vehicles or in such manner as the First Owner shall in its absolute discretion deem fit PROVIDED THAT in making such dedication the First Owner shall not interfere with an Owner's right to hold, use, occupy and enjoy his Unit or impede or restrict the access to and from his Unit.
- (f) The right to enter into a Sub-Deed in respect of any part or parts of the First Owner's Premises PROVIDED THAT such Sub-Deed shall not conflict with the provisions of this Deed or any conditions of the Government Grant, nor affect the rights, interests or obligations of the other Owners bound by any other previous Sub-Deed and shall be subject to the approval of the Director of Lands, unless the requirement of approval is otherwise waived by the Director of Lands.
- (g) Subject to the prior written approval of the Owners by a resolution of the Owners passed at an Owners' meeting convened under this Deed, the right to obtain the grant of any rights, rights of way or easements or quasi-easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, gardens, open spaces, nullahs and culverts, recreational areas and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water and electricity storage, transformation and supply systems) over any adjoining or neighbouring lands or to obtain any similar rights by modification of the Government Grant or licence for the benefit of the Land and the Development on such terms and conditions and from such persons as the First Owner shall deem fit.
- (h) Subject to the prior written approval of the Owners by a resolution of the Owners passed at an Owners' meeting convened under this Deed and subject to the Government Grant, the right to grant any rights, rights of way or easements or quasi-easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, gardens, open spaces, nullahs and culverts, recreational areas and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water and electricity storage, transformation and supply systems) over any part or parts of the Common Areas and Facilities or to grant any similar rights by licence for the benefit of any adjoining or neighbouring lands on such terms and conditions and to such persons as the First Owner shall deem appropriate

PROVIDED THAT:-

- (i) the exercise of this right shall not interfere with an Owner's right and privilege to hold, use, occupy and enjoy his Unit or impede or restrict access to or from his Unit; and
- (ii) any payment received shall be credited to the Special Fund.

- (i) Without prejudice to the generality of Clause 3.1(g) and Clause 3.1(h) above and subject to the prior written approval of the Owners by a resolution of the Owners passed at an Owners' meeting convened under this Deed, the right, with or without joining any other Owner, to enter into any deed or deeds of grant of easement with the owners and/or occupiers of the adjacent land at any time or times and on such terms and subject to such conditions as the First Owner may deem appropriate, and to enter into any deed or deeds, at any time or times, to vary, amend or otherwise alter the terms, conditions or covenants of or contained in such deed or deeds so long as the same shall not affect any Owner's right to hold, use, occupy and enjoy his Unit or be in conflict with the terms and conditions of the Government Grant, this Deed and any Sub-Deed PROVIDED THAT any payment received shall be credited to the Special Fund.
- (j) Subject to the Government Grant and this Deed, the right without the concurrence or approval of other Owners to adjust and/or allocate and from time to time re-allocate the Undivided Shares and Management Shares retained by the First Owner to any of the Units and the Undivided Shares and Management Shares relating thereto and the fraction which each such Undivided Share and Management Share bears to the whole PROVIDED THAT such adjustment, allocation and/or re-allocation :-
- (i) shall be subject to the approval of the Director of Lands;
  - (ii) will not affect other Owners' sole and exclusive right and privilege to hold, use, occupy and enjoy their part or parts of the Development;
  - (iii) will not affect other Owners' right, interest and enjoyment in the Development;
  - (iv) will not increase the proportion of other Owners' contribution to the Management Expenses; and

PROVIDED FURTHER THAT the total number of the Undivided Shares and Management Shares shall remain the same after such adjustment, allocation or re-allocation.

- (k) Subject to the prior approval of the Owners by a resolution passed at an Owners' meeting convened under this Deed, the right to designate and declare from time to time by deed any part or parts of the Land and the Development the sole and exclusive right to hold, use, occupy and enjoy of which, and to receive the rents and profits in respect of which, is vested in the First Owner to be additional Common Areas and Facilities (whether Development Common Areas and Facilities, Residential Common Areas and Facilities or Carpark Common Areas and Facilities) and subject to the approval of the Director of Lands to sub-allocate Undivided Shares thereto whereupon with effect from such designation or declaration as aforesaid such additional Common Areas and Facilities shall form part of the Common Areas and Facilities and the Owners shall contribute to the maintenance and upkeep of the same as if they were part of the Common Areas and Facilities and the Undivided Shares of such additional Common Areas and Facilities shall as soon as practicable thereafter be assigned to the Manager or the Owners' Corporation (as the case may be) in accordance with this Deed on trust for and on behalf of all the Owners PROVIDED THAT:-

- (i) no Owner (including the First Owner) and no Manager shall have the right to re-convert or re-designate such additional Common Areas and Facilities to his or its own use or benefit;
- (ii) the First Owner shall assign to and vested in the Manager or the Owners' Corporation (as the case may be) free of costs or consideration the Undivided Shares allocated to such additional Common Areas and Facilities together with such additional Common Areas and Facilities subject to and with the benefit of the Government Grant and this Deed and the Manager or the Owners' Corporation (as the case may be) shall hold the Undivided Shares allocated to such additional Common Areas and Facilities together with such additional Common Areas and Facilities in the same manner as provided in Clause 2.9; and
- (iii) the First Owner shall prepare or cause to be prepared a set of the plans showing the additional Common Areas and Facilities certified as to their accuracy by or on behalf of the Authorized Person to be kept at the management office for inspection by all the Owners during normal business office hours of the Manager free of costs and charges.

Notwithstanding anything contained in the foregoing provision to the contrary, the exercise of the above rights and privileges contained in this Clause 3.1 shall not interfere with the other Owners' right to hold, use occupy and enjoy their Units and shall not impede other Owners' access to and from their Units. The costs involved in exercising the above rights and privileges contained in this Clause 3.1 shall be borne by the First Owner solely.

3.2 The Owners hereby jointly and severally and irrevocably APPOINT the First Owner as their attorney and grant unto the First Owner the full right power and authority to do all acts deeds matters and things and to execute and sign seal and as their act and deed deliver such deed or deeds and to sign such documents or instruments as may be necessary for the exercise of or incidental to the First Owner's rights mentioned in Clause 3.1 above and the Owners hereby further jointly and severally undertake to do all acts deeds matters and things and to execute sign seal and deliver such deeds and to sign such documents or instruments as may be necessary to give effect to the abovementioned appointment and grant and to ratify and confirm all that the First Owner as such attorney shall lawfully do or cause to be done by virtue thereof and that the power of attorney hereby given shall bind the executor(s) and the administrator(s) and the successor(s) and assign(s) of such Owners and shall not be revoked by the death incapacity bankruptcy or winding-up (as the case may be) of any of such Owners.

3.3 Every Assignment by an Owner of his Unit shall include a covenant in substantially the following terms:-

"The Purchaser covenants with the Vendor and its successors assigns and attorneys to the intent that such covenants shall bind the Property and the owner or owners thereof for the time being and other person or persons deriving title under the Covenanting Purchaser (each and all of whom including the Purchaser is and are hereinafter included in the expression "the Covenanting Purchaser") and shall enure for the benefit of the Development and be enforceable by the Vendor and its successors and assigns that :-

- (i) the Covenanting Purchaser confirms and acknowledges the covenants, rights, entitlements, exceptions and reservations granted and conferred on Urban Renewal Authority ("URA" which expression shall include its successors and attorneys) under Clause 3.1 of a Deed of Mutual Covenant and Management Agreement dated the

[ ] day of [ ] and the Covenanting Purchaser shall not do or permit anything to be done which will in any way affect or hinder the exercise of the said rights by URA;

- (ii) the Covenanting Purchaser shall, if required by URA, do everything necessary, including giving express consents in writing to the exercise of the said rights by URA, to facilitate the exercise of the said rights by URA;
- (iii) the Covenanting Purchaser hereby expressly and irrevocably appoints URA to be its attorney and grants unto URA the full right power and authority to give all consents and to do all acts deeds matters and things and to execute and sign seal and as the acts and deeds of the Covenanting Purchaser deliver such deeds and to sign such documents or instruments as may be necessary for the exercise of or incidental to the exercise of the rights conferred on URA as aforesaid with the full power of delegation and the Covenanting Purchaser hereby further covenants to do all acts deeds matters and things and to execute sign seal and deliver such deed or deeds and to sign such documents or instruments as may be necessary to give effect to such appointment and grant; and
- (iv) in the event of the Covenanting Purchaser selling or otherwise disposing of the Property, the Covenanting Purchaser shall sell or otherwise dispose of the Property upon the condition that the purchaser or assignee thereof shall enter into the same binding covenants on terms similar in scope and extent as the covenants (i), (ii) and (iii) hereinbefore contained

PROVIDED that upon the Covenanting Purchaser complying with and performing the covenant (iv) hereinbefore contained, the Covenanting Purchaser shall not be liable for any breach of the covenants (i), (ii) and (iii) hereinbefore contained which may happen after the Covenanting Purchaser shall have sold or otherwise disposed of the Property in respect whereof such purchaser or assignee shall have entered into such covenants similar in scope and extent as the covenants (i), (ii) and (iii) hereinbefore contained.”

## SECTION IV

### 4. Manager and Management Charges

- 4.1 (a) Subject to the provisions of the Building Management Ordinance, the Manager shall undertake the management, operation, servicing, maintenance, repair, renovation, improvement, replacement, security and insurance of the Land and the Development and the Common Areas and Facilities therein (all or any of which activities are where not inapplicable herein included under the word “**management**”) from the date of this Deed for an initial term of two (2) years until terminated as provided in this Clause.
- (b) The appointment of the Manager may be terminated as follows:-
- (i) the appointment is terminated by the Manager by giving not less than three (3) months’ notice of termination in writing:-
- (1) by sending such notice to the Owners’ Committee; or
  - (2) where there is no Owners’ Committee, by giving such a notice to each of the Owners and by displaying such a notice in a prominent place in the Development.
- (ii) The notice referred to in this Clause 4.1(b)(i)(2) may be given:-
- (1) by delivering it personally to the Owner; or
  - (2) by sending it by post to the Owner at his last known address; or
  - (3) by leaving it at the Owner’s Unit or depositing it in the letter box for that Unit; or
- (iii) prior to the formation of the Owners’ Corporation, upon the passing of a resolution of the Owners by a resolution passed by a majority of votes of the Owners voting either personally or by proxy at an Owners’ meeting convened for the purpose of removing the Manager without compensation and supported by Owners of not less than fifty per cent (50%) of all the Undivided Shares in aggregate (excluding those Undivided Shares allocated to the Common Areas and Facilities) and by the Owners’ Committee giving to the Manager not less than three (3) calendar months’ notice of termination in writing; or
- (iv) in the event that the Manager is wound up or has a receiving order made against it.
- (c) (i) Where an Owners’ Corporation has been formed and subject to Clause 4.1(c)(iv), at a general meeting convened for the purpose, the Owners’ Corporation may, by a resolution:-
- (1) passed by a majority of the votes of the Owners voting either personally or by proxy; and
  - (2) supported by the Owners of not less than fifty per cent (50%) of the Undivided Shares in aggregate,



terminate by notice the appointment of the DMC Manager without compensation.

- (ii) The resolution under Clause 4.1(c)(i) shall have effect only if:-
  - (1) such notice of termination of appointment is in writing;
  - (2) provision is made in the resolution for a period of not less than three (3) months' notice or, in lieu of notice, provision is made for an agreement to be made with the DMC Manager for the payment to it of a sum equal to the amount of remuneration which would have accrued to it during that period;
  - (3) such notice is accompanied by a copy of the resolution terminating the DMC Manager's appointment; and
  - (4) such notice and the copy of the resolution is given to the DMC Manager within fourteen (14) days after the date of the meeting.
- (iii) The notice and the copy of the resolution referred to in Clause 4.1(c)(ii)(4) may be given:-
  - (1) by delivering them personally to the DMC Manager; or
  - (2) by sending them by post to the DMC Manager at its last known address.
- (iv) For the purposes of Clause 4.1(c)(i):-
  - (1) only the Owners of Undivided Shares who pay or who are liable to pay contribution towards the Management Expenses relating to those Undivided Shares shall be entitled to vote;
  - (2) the reference in Clause 4.1(c)(i)(2) to "the Owners of not less than fifty per cent (50%) of the Undivided Shares in aggregate" shall be construed as a reference to the Owners of not less than fifty per cent (50%) of the Undivided Shares in aggregate who are entitled to vote.
- (v) If a contract for the appointment of a Manager other than the DMC Manager contains no provision for the termination of the Manager's appointment, Clauses 4.1(c)(i), (ii), (iii) and (iv) apply to the termination of the Manager's appointment as they apply to the termination of the DMC Manager's appointment.
- (vi) Clause 4.1(c)(v) operates without prejudice to any other power there may be in a contract for the appointment of the Manager other than the DMC Manager to terminate the appointment of the Manager.
- (vii) If a notice to terminate a Manager's appointment is given under this Clause 4.1(c):-

- (1) no appointment of a new Manager shall take effect unless the appointment is approved by a resolution of the Owners' Committee (if any); and
  - (2) if no such appointment is approved under Clause 4.1(c)(vii)(1) above by the time the notice expires, the Owners' Corporation may appoint another Manager and, if it does so, the Owners' Corporation shall have exclusive power to appoint any subsequent Manager.
- (viii) This Clause 4.1(c) is subject to any notice relating to the Development that may be published by the Authority under Section 34E(4) of the Building Management Ordinance but does not apply to any single manager referred to in that section.
- (ix) 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 Development, and the Owners' Corporation has appointed a Manager under Clause 4.1(c)(vii)(2) above, 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 4.1(c)(vii)(2) above that may otherwise render that person liable for a breach of that undertaking or agreement.
- (d) (i) Subject to Clause 4.1(d)(ii), if the Manager's appointment ends for any reason, it shall, as soon as practicable after its appointment ends, and in any event within 14 days of the date its appointment ends, deliver to the Owners' Committee (if any) or the Manager appointed in its place any movable property in respect of the control, management and administration of the Land and the Development that is under its control or in its custody or possession, and that belongs to the Owners' Corporation (if any) or the Owners.
- (ii) If the Manager's appointment ends for any reason, the Manager shall within two (2) months of the date the Manager's appointment ends:-
- (1) prepare an income and expenditure account for the period beginning with the commencement of the financial year in which the Manager's appointment ends and ending on the date the Manager's appointment ended; and a balance sheet as at the date the Manager's appointment ended and shall arrange for that account and balance sheet to be audited by an accountant (as defined in the Building Management Ordinance) or by some other independent auditor specified in a resolution of the Owners' Committee (if any) or, in the absence of any such specification, by such accountant or other independent auditor as may be chosen by the Manager; and
  - (2) deliver to the Owners' Committee (if any) or the Manager appointed in its place any books or records of accounts, papers, documents and other records which are required for the purposes of Clause 4.1(d)(ii)(1) and have not been delivered under Clause 4.1(d)(i).

4.2 In the event of the Manager giving notice as hereinbefore provided or in the case of the Manager being dismissed the Manager shall convene a meeting of the Owners' Committee to

elect a manager to take its place or in the case of the Manager being wound up or having a receiving order made against it or failing to convene a meeting of the Owners' Committee as aforesaid a meeting of the Owners' Committee may be convened to elect a manager to take its place and such meeting shall elect a manager who shall at the conclusion of the meeting of the Owners' Committee aforesaid thereupon and henceforth become vested with all the powers and duties of the Manager hereunder.

- 4.3 The annual remuneration of the Manager for the performance of its duties hereunder shall be 10% of the total annual expenses, costs and charges reasonably and necessarily incurred in the management of the Land and the Development (the total annual expenses, costs and charges, for the purposes of this Clause, shall exclude the Manager's Remuneration, the Government rent, any Capital Expenditure or expenditure drawn out of the Special Fund PROVIDED THAT by a resolution of Owners at an Owners' meeting convened under this Deed, any Capital Expenditure or expenditure drawn out of the Special Fund may be included for calculating the Manager's Remuneration at the rate of 10%, or at such lower rate as the Owners may consider appropriate). The Manager's Remuneration shall be the net remuneration of the Manager for its services as Manager and shall not include the costs, expenses and fees for any staff, facilities, legal, professional, accounting and administration services and all disbursements and out-of-pocket expenses properly incurred in the course of carrying out its duties hereunder which said costs, expenses, fees and disbursements shall be a direct charge on the management funds. No variation of the percentage of the annual remuneration of the Manager may be made except with the approval by a resolution of Owners duly passed at a meeting of Owners convened under this Deed. The Manager's Remuneration shall be paid in advance on the first day of each calendar month by deductions made by the Manager from the monthly Management Expenses collected from the Owners, and such deductions shall be in priority to all other payments to be made out of the Management Expenses.
- 4.4 Any over-payment of the Manager's Remuneration in the year in question shall be refunded and be paid by the Manager into the management funds within 21 days of the completion of the auditing of the annual accounts for such year, and any adjustment payment that needs to be made by the Owners to bring the amount paid to the Manager by way of remuneration for the year in question to the correct amount for such year calculated in accordance with Clause 4.3 shall likewise be made within 21 days of the completion of the auditing of the annual accounts for such year.
- 4.5 (a) Subject to sub-clauses (c), (e), (f) and (h) of this Clause, the total amount of Management Expenses payable by the Owners during any financial year in respect of the management of the Development shall be the total proposed expenditure during that year as specified by the Manager in accordance with sub-clause (b) of this Clause.
- (b) The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if formed) except the first budget which shall cover the period from the date of this Deed until the following 31<sup>st</sup> day of December. In respect of each financial year, the Manager shall:-
- (i) prepare a draft annual budget setting out the proposed expenditure during the financial year;
  - (ii) send a copy of the draft annual budget to the Owners' Committee or, where there is no Owners' Committee, display a copy of the draft annual budget in a prominent place in the Development, and cause it to remain so displayed for at least seven (7) consecutive days;

- (iii) send or display, as the case may be, with the copy of the draft annual budget a notice inviting each Owner to send his comments on the draft annual budget to the Manager within a period of 14 days from the date the draft annual budget was sent or first displayed;
  - (iv) after the end of that period, prepare an annual budget specifying the total proposed expenditure during the financial year;
  - (v) send a copy of the annual budget to the Owners' Committee or, where there is no Owners' Committee, display a copy of the annual budget in a prominent place in the Development, and cause it to remain so displayed for at least seven (7) consecutive days.
- (c) Where, in respect of a financial year, the Manager has not complied with sub-clause (b) of this Clause before the start of that financial year, the total amount of the Management Expenses for that year shall:-
- (i) until he has so complied, be deemed to be the same as the total amount of Management Expenses (if any) for the previous financial year;
  - (ii) when he has so complied, be the total proposed expenditure specified in the annual budget for that financial year, and the amount that the Owners shall contribute towards the Management Expenses shall be calculated and adjusted accordingly.
- (d) Where an annual budget has been sent or displayed in accordance with sub-clause (b)(v) of this Clause and the Manager wishes to revise it, he shall follow the same procedures in respect of the revised annual budget as apply to the draft annual budget and the annual budget by virtue of sub-clause (b) of this Clause.
- (e) Where a revised annual budget is sent or displayed in accordance with sub-clause (d) of this Clause, the total amount of the Management Expenses for that financial year shall be the total expenditure or proposed expenditure specified in the revised annual budget and the amount that Owners shall contribute towards the Management Expenses shall be calculated and adjusted accordingly.
- (f) If there is an Owners' Corporation and, within a period of one (1) month from the date that an annual budget or revised annual budget for a financial year is sent or first displayed in accordance with sub-clause (b) or (d) of this Clause, the Owners' Corporation decides, by a resolution of the Owners, to reject the annual budget or revised annual budget, as the case may be, the total amount of Management Expenses for the financial year shall, until another annual budget or revised annual budget is sent or displayed in accordance with sub-clause (b) or (d) of this Clause and is not so rejected under this sub-clause, be deemed to be the same as the total amount of Management Expenses (if any) for the previous financial year, together with an amount not exceeding 10% of that total amount as the Manager may determine.
- (g) If any Owner requests in writing the Manager to supply him with a copy of any draft annual budget, annual budget or revised annual budget, the Manager shall, on payment of a reasonable copying charge, supply a copy to that person.
- (h) For the purposes of this Clause, "expenditure" includes all costs, charges and expenses to be borne by the Owners, including the remuneration of the Manager.

4.6 The annual budget for the Management Expenses shall include the following:-

- (a) the maintenance, operation, repair and cleansing of all Common Areas and Facilities and the lighting thereof and the provisions and operation of emergency generators and lighting for the Common Areas and Facilities;
- (b) the cultivation, irrigation and maintenance of the lawns and planters and landscaped areas on the Common Areas and Facilities;
- (c) the cost of all electricity, gas, water, telephone and other utilities serving the Common Areas and Facilities;
- (d) the provision of security guard services for the Development and the cost of employing caretakers, watchmen, cleaners, lift operators, attendants, Club House staff, management staff, maintenance staff and gardeners and such other staff to manage and administer the Common Areas and Facilities;
- (e) the cost and expense of maintaining such areas or drains and channels whether within or outside the Land that are required to be maintained under the Government Grant;
- (f) the Government rent payable under the Government Grant (but only if no apportionment or separate assessments have been made for individual Units);
- (g) Manager's Remuneration calculated in accordance with Clause 4.3 of this Deed for providing its services hereunder;
- (h) insurance up to the full new reinstatement value in respect of loss or damage by fire and other risks in respect of the Common Areas and Facilities and insurance covering public liability, occupier's liability and employer's liability and block insurance for the entire Development including those areas which are not the Common Areas and Facilities;
- (i) a reasonable sum for contingencies;
- (j) legal and accounting fees and all other professional fees and costs properly and necessarily incurred by the Manager in carrying out the services provided under this Deed;
- (k) the costs of removal and disposal of rubbish from the Development;
- (l) all costs incurred in connection with the Common Areas and Facilities;
- (m) any tax payable by the Manager on any of the sum held by it under the provisions of this Deed PROVIDED THAT any tax payable on the Manager's Remuneration shall be borne and paid by the Manager; and
- (n) the costs lawfully incurred or to be incurred by the Manager in carrying out maintenance, repair and any other works in respect of the Slopes and Retaining Walls in accordance with the provisions of this Deed.

4.7 The annual budget shall be divided into the following parts:-

- (a) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Land and the Development, the Development Common Areas and Facilities and the Slopes and Retaining Walls;
- (b) The second part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Common Areas and Facilities;
- (c) The third part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Commercial Common Areas and Facilities; and
- (d) The fourth part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Carpark Common Areas and Facilities.

PROVIDED THAT:-

- (1) in the event that a Sub-Deed is entered into in respect of any part of the Development and in the Sub-Deed any areas and facilities are designated as common areas and common facilities as a consequence of which the same thereby become part of the Common Areas and Facilities (other than the existing designated Common Areas and Facilities), a new part of the annual budget shall be established by the Manager to cover all estimated expenditure which in the opinion of the Manager is specifically referable to such common areas and common facilities and such expenditure shall be borne by the Owners of that part of the Development; and
- (2) Subject to the prior written approval of the Owners' Committee (or the Owners' Corporation, if formed), if the Manager is of the opinion that the adopted annual budget and/or the sharing of the amounts of Management Expenses assessed under any part of the adopted annual budget in accordance with the provisions of this Deed may lead to or result in any Owner or Owners of any part or parts of the Development unfairly or inequitably paying some higher or lesser contributions, the Manager shall be entitled to modify any adopted annual budget in such manner as the Manager may (but subject to compliance with the procedures applicable to the draft annual budget, the annual budget and the revised annual budget as provided in this Deed) think fit and to prepare new budget in the modified manner as aforementioned.

4.8 Each Owner shall contribute to the budgeted Management Expenses in the following manner:-

- (a) Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses under the first part of the annual budget which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of the Development;
- (b) Each Owner of a Residential Unit shall contribute his due proportion of the budgeted Management Expenses under the second part of the annual budget which proportion shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units;

- (c) The Owner of the Commercial Accommodation shall be responsible for the budgeted Management Expenses under the third part of the annual budget;
- (d) (i) The Owners of the Residential Units shall contribute a fraction of a fair proportion of the budgeted Management Expenses under the fourth part of the annual budget, in which,
- (A) the numerator of the said fraction shall be the Management Shares of his Residential Unit and the denominator shall be the total Management Shares of all Residential Units; and
- (B) the said fair proportion shall be 9.9975% (i.e. the numerator of the said fair proportion shall be the total of :-
- (1) the gross floor area of the Visitor Parking Space; and
- (2) the gross floor area of the Accessible Car Parking Space, multiplied by the total Management Shares of all Residential Units and divided by the total Management Shares of the Development,
- and the denominator shall be the total gross floor area of all Parking Spaces, the Visitor Parking Space and the Accessible Car Parking Space);
- (ii) The Owner of the Commercial Accommodation shall contribute a fair proportion of the budgeted Management Expenses under the fourth part of the annual budget, that is 1.4051% (i.e. the numerator of the said fair proportion shall be the total of the gross floor area of the Accessible Car Parking Space, multiplied by the Management Shares of the Commercial Accommodation and divided by the total Management Shares of the Development, and the denominator shall be the total gross floor area of all Parking Spaces, the Visitor Parking Space and the Accessible Car Parking Space);
- (iii) The Owners of Parking Spaces shall contribute a fraction of a fair proportion of the budgeted Management Expenses under the fourth part of the annual budget, in which,
- (A) the numerator of the said fraction shall be the Management Shares of his Parking Space and the denominator shall be the total Management Shares of all Parking Spaces; and
- (B) the said fair proportion shall be 88.5974% (i.e. the numerator of the said fair proportion shall be the total of:-
- (1) the gross floor area of all Parking Spaces; and
- (2) the gross floor area of the Accessible Car Parking Space, multiplied by the total Management Shares of all Parking Spaces and divided by the total Management Shares of the Development,
- and the denominator shall be the total gross floor area of all Parking Spaces, the Visitor Parking Space and the Accessible Car Parking

Space);

PROVIDED THAT:-

- (I) No Owner may be called upon to pay more than his appropriate share of the Management Expenses, having regard to the number of Management Shares allocated to his Unit;
- (II) The First Owner shall make payments and contributions towards those expenses which are of recurrent nature (including, without limitation, the Management Expenses) in respect of those Units and Undivided Shares unsold; and
- (III) For the avoidance of doubt, it is hereby expressly provided that the First Owner's liability to make the aforesaid payments shall in no way be reduced by reason of the fact that any of the Units remains unsold and each Owner shall be personally liable to make the above payment to the Manager whether or not his Unit is vacant or occupied and whether or not it has been let or leased to tenant or is occupied by the Owner himself or any other person.

4.9 All outgoings (including Government rent, rates, management expenses) up to and inclusive of the date of the first assignment by the First Owner of each Unit shall be paid by the First Owner and no Owner shall be required to make any payment or reimburse the First Owner for such outgoings. Without prejudice to any provisions contained in this Deed, no person shall, after ceasing to be an Owner of any Undivided Share, be liable for any debts, liabilities or obligations under the covenants and provisions of this Deed in respect of such Undivided Share and the part of the Development held therewith except in respect of any breach, non-observance or non-performance by such person of any such covenants or provisions prior to his ceasing to be the Owner thereof.

4.10 If the total contributions receivable as aforesaid under the annual budget by the Manager shall in the opinion of the Manager be insufficient to meet the costs and expenses for such management and services then each Owner to whom the annual budget applies shall make good a due proportion of the estimated deficiency by making a further contribution to the Manager such further contribution being calculated in the same manner as in Clause 4.8 hereof and shall be payable to the Manager monthly in advance from the date specified in the written notices given by the Manager to the Owners.

4.11 Notwithstanding anything herein contained and for the avoidance of any doubt, the Management Expenses payable by the Owners in accordance with this Deed shall not include:-

- (a) Any sum attributable or relating to the completion of the construction of the Development for the issuance of Certificate of Compliance which shall be borne solely by the First Owner (which expression shall for the purpose of this Clause exclude its assigns);
- (b) All existing and future taxes, rates, assessments, property tax, water rates (if separately metered), Government rent payable under the Government Grant which has been separately assessed and charged by the Government against each Owner and outgoings of every description for the time being payable in respect of any Unit which shall be borne by the Owner for the time being thereof;
- (c) The expenses for keeping in good and tenantable repair and condition of the main structure, the external and interior fixtures and fittings, walls, floors, windows and



doors and flat roof of any Unit (insofar as such flat roof forms part of the Unit) together with the plumbing, electrical installations, plant, equipment, apparatus, installations or services thereof not forming part of the Common Areas and Facilities which shall be solely borne by the Owner for the time being of such Unit.

- 4.12 (a) For the purpose of paragraph 4 of Schedule 7 to the Building Management Ordinance, there shall be established and maintained by the Manager one Special Fund with the following separate accounts for different component parts of the Common Areas and Facilities :-
- (i) A separate account of the Special Fund designated for the Development Common Areas and Facilities towards payment of Capital Expenditure relating to the Development Common Areas and Facilities, which includes but is not limited to, expenses for the renovation, improvement and repair of the Development Common Areas and Facilities, the purchase, setting up, replacement, improvement and addition of installations, systems, equipment, tools, plant and machineries for the Development Common Areas and Facilities and the costs of the relevant investigation works and professional services. This part of the Special Fund shall be held by the Manager as trustee for all Owners for the time being and such fund shall not be refundable or transferable.
  - (ii) A separate account of the Special Fund designated for the Residential Common Areas and Facilities towards payment of Capital Expenditure relating to the Residential Common Areas and Facilities, which includes but is not limited to, expenses for the renovation, improvement and repair of the Residential Common Areas and Facilities, the purchase, setting up, replacement, improvement and addition of installations, systems, equipment, tools, plant and machineries for the Residential Common Areas and Facilities and the costs of the relevant investigation works and professional services. This part of the Special Fund shall be held by the Manager as trustee for the Owners of all Residential Units for the time being and such fund shall not be refundable or transferable.
  - (iii) A separate account of the Special Fund designated for the Commercial Common Areas and Facilities towards payment of Capital Expenditure relating to the Commercial Common Areas and Facilities, which includes but is not limited to, expenses for the renovation, improvement and repair of the Commercial Common Areas and Facilities, the purchase, setting up, replacement, improvement and addition of installations, systems, equipment, tools, plant and machineries for the Commercial Common Areas and Facilities and the costs of the relevant investigation works and professional services. This part of the Special Fund shall be held by the Manager as trustee for the Owners of the Commercial Accommodation for the time being and such fund shall not be refundable or transferable.
  - (iv) A separate account of the Special Fund designated for the Carpark Common Areas and Facilities towards payment of Capital Expenditure relating to the Carpark Common Areas and Facilities, which includes but is not limited to, expenses for the renovation, improvement and repair of the Carpark Common Areas and Facilities, the purchase, setting up, replacement, improvement and addition of installations, systems, equipment, tools, plant and machineries for the Carpark Common Areas and Facilities and the costs of the relevant investigation works and professional services. This part of the Special Fund

shall be held by the Manager as trustee for the Owners of all Residential Units, Commercial Accommodation and all Parking Spaces for the time being in the following proportions and such fund shall not be refundable or transferable:-

Owners of Residential Units	9.9975%
Owner of Commercial Accommodation	1.4051%
Owners of Parking Spaces	88.5974%

- (b) Except where the First Owner has made payments in accordance with Clause 4.12(c) below,
- (i) each Owner being the first assignee of his Unit shall upon the assignment of his Unit from the First Owner pay to the Manager an initial contribution to the relevant part of the Special Fund designated for the Development Common Areas and Facilities an amount equivalent to 2/12<sup>th</sup> of the first part of the first year's budgeted Management Expenses payable in respect of his Unit under Clause 4.8(a);
  - (ii) each Owner being the first assignee of his Residential Unit shall upon the assignment of his Residential Unit from the First Owner pay to the Manager an initial contribution to the relevant part of the Special Fund designated for the Residential Common Areas and Facilities an amount equivalent to 2/12<sup>th</sup> of the second part of the first year's budgeted Management Expenses payable in respect of his Residential Unit under Clause 4.8(b);
  - (iii) each Owner being the first assignee of the Commercial Accommodation shall upon the assignment of the Commercial Accommodation from the First Owner pay to the Manager an initial contribution to the relevant part of the Special Fund designated for the Commercial Common Areas and Facilities an amount equivalent to 2/12<sup>th</sup> of the third part of the first year's budgeted Management Expenses payable in respect of the Commercial Accommodation under Clause 4.8(c); and
  - (iv) (A) each Owner being the first assignee of his Residential Unit shall upon the assignment of his Residential Unit from the First Owner pay to the Manager an initial contribution to the relevant part of the Special Fund designated for the Carpark Common Areas and Facilities an amount equivalent to 2/12<sup>th</sup> of the fourth part of the first year's budgeted Management Expenses payable in respect of his Residential Unit under Clause 4.8(d)(i);
  - (B) each Owner being the first assignee of the Commercial Accommodation shall upon the assignment of the Commercial Accommodation from the First Owner pay to the Manager an initial contribution to the relevant part of the Special Fund designated for the Carpark Common Areas and Facilities an amount equivalent to 2/12<sup>th</sup> of the fourth part of the first year's budgeted Management Expenses payable in respect of the Commercial Accommodation under Clause 4.8(d)(ii); and
  - (C) each Owner being the first assignee of his Parking Space shall upon the assignment of his Parking Space from the First Owner pay to the

Manager an initial contribution to the relevant part of the Special Fund designated for the Carpark Common Areas and Facilities an amount equivalent to 2/12<sup>th</sup> of the fourth part of the first year's budgeted Management Expenses payable in respect of his Parking Space under Clause 4.8(d)(iii).

- (c) The First Owner shall in respect of any Units the construction of which has been completed and remain unsold for three (3) months after (i) the date of this Deed or (ii) the date on which it is in a position validly to assign those Undivided Shares attributable to the Units (i.e. when the Consent to Assign or Certificate of Compliance has been issued), whichever is the later, make the initial contribution to the Special Fund in the respective amount specified in Clause 4.12(b) above.
- (d) Each Owner shall also on demand pay to the Manager such further periodic contributions to the relevant part(s) of the Special Fund payable in respect of his Unit. The amount to be contributed in each financial year and the time when those contributions will be payable will be determined by a resolution of the Owners at an Owners' meeting convened under this Deed. If there is an Owners' Corporation, the Owners' Corporation shall determine, by a resolution of the Owners, the amount to be contributed to the Special Fund by the Owners in any financial year, and the time when those contributions shall be payable.
- (e) The Manager shall open and maintain at a bank within the meaning of section 2 of the Banking Ordinance (Cap 155) an interest-bearing account, the title of which shall refer to the Special Fund for the Development, and shall use that account exclusively for the purpose referred to in Clause 4.12(a) above. The Manager must not use the Special Fund for the payment of any outstanding Management Expenses arising from or in connection with the day-to-day management of the Development.
- (f) Without prejudice to the generality of sub-clause (e) above, if there is an Owners' Corporation, the Manager shall open and maintain one or more segregated interest-bearing accounts, each of which shall be designated as a trust account or client account, for holding money received by it from or on behalf of the Owners' Corporation in respect of the Special Fund.
- (g) The Manager shall display a document showing evidence of any account opened and maintained under sub-clause (e) or (f) above in a prominent place in the Development.
- (h) The Manager shall without delay pay all money received by it in respect of the Special Fund into the account opened and maintained under sub-clause (e) above or, if there is an Owners' Corporation, the account or accounts opened and maintained under sub-clause (f) above.
- (i) Except in a situation considered by the Manager to be an emergency, money must not be paid out of the Special Fund unless it is for a purpose approved by a resolution of the Owners' Committee (if formed).

4.13 Except where the First Owner has made payments in accordance with Clause 4.13(e) below,

- (a) Each Owner being the first assignee of his Unit shall before he is given possession of his Unit deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under this Deed a sum equal to 2/12<sup>th</sup> of the first year's budgeted Management Expenses payable in respect of his Unit which

deposit or balance thereof (as the case may be) shall be non-interest bearing and non-refundable but transferable and shall not be set off against any contribution payable by him under this Deed PROVIDED THAT in the event that there is an increase in the monthly contribution payable by the Owner as determined by the Manager under this Deed, the Manager shall have right at its absolute discretion to require the Owners to pay to the Manager by way of an increase in the said deposit a sum proportional thereto but in any event the total amount of the said deposit after such increase shall not be more than 2/12<sup>th</sup> of any subsequent current year's budgeted Management Expenses in respect of his Unit.

- (b) Each Owner being the first assignee of his Unit shall before he is given possession of his Unit pay to the Manager in advance a sum equal to 2/12<sup>th</sup> of the first year's budgeted Management Expenses payable in respect of his Unit which shall be non-refundable and non-transferable.
- (c) Each Owner being the first assignee of a Residential Unit shall before he is given possession of his Residential Unit pay to the Manager a debris removal fee which shall be non-refundable and non-transferable of not more than a sum equal to 1/12<sup>th</sup> of the first year's budgeted Management Expenses payable in respect of his Residential Unit in such sum as reasonably determined by the Manager for the removal of debris arising from decoration works carried out in his Residential Unit. The debris removal fee not used to pay for debris collection or removal shall be credited to the Special Fund.
- (d) Each Owner being the first assignee of a Unit shall before he is given possession of his Unit pay to the Manager his due share (to be decided by the number of Management Shares allocated to his Unit) of the deposits paid for public water and electricity meters and for the supply of other utilities to the Common Areas and Facilities and which deposits or balance thereof (as the case may be) shall be non-interest bearing and non-refundable but transferable.
- (e) The First Owner shall pay the deposit under Clause 4.13(a) and the debris removal fee under clause 4.13(c) in respect of the Units the construction of which has been completed and remain unsold for three (3) months after (i) the date of this Deed or (ii) the date on which it is in a position validly to assign those Undivided Shares attributable to the Units (i.e. when the Consent to Assign or Certificate of Compliance has been issued), whichever is the later.

4.14 Contributions and payments to be made by each Owner under this Deed shall normally be made in advance on the first day of each calendar month.

4.15 Notwithstanding anything contained in these presents the Manager shall not charge any fee other than a reasonable administrative fee for issuing any consent required from the Manager pursuant to this Deed (which consent shall not be unreasonably withheld) and such administrative fee shall be credited to the Special Fund.

4.16 (a) The Manager may collect from licensees, tenants and other occupiers of the Common Areas and Facilities or any part thereof, such sum or sums as the Manager shall reasonably determine and such sum or sums collected shall be paid into and form part of the Special Fund if so required under any provisions of this Deed or the management funds.

(b) All moneys, income, fees, charges, penalties or other consideration received by the Manager in respect of the grant of franchises, leases, tenancy agreements, licences or

permission for the use of any part of the Common Areas and Facilities shall be paid into and form part of the management funds.

- 4.17 If any Owner shall fail to pay the Manager any amount payable hereunder within thirty (30) days from the date of demand, the Manager may impose on such Owner:-
- (a) Interest calculated on the amount remaining unpaid at the rate of 2% per annum above the prime rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited for the number of days for which it remains unpaid from the due date until the actual date of payment (both dates inclusive); and
  - (b) A collection charge of not exceeding 10% of the amount due, to cover the cost (in addition to legal costs of proceedings as hereinafter mentioned) of the extra work occasioned by the default.
- 4.18 All amounts which become payable by any Owner in accordance with the provisions of this Deed together with interest thereon as aforesaid and the said collection charge and all damages claimed for breach of any of the provisions of this Deed and all other expenses reasonably incurred in or in connection with recovering or attempting to recover the same (including without limitation legal costs on a solicitor and own client basis) shall be recoverable by civil action at the suit of the Manager against the defaulting Owner (and the claim in any such action may include a claim for the costs incurred by the Manager in such action on a solicitor and own client basis and the defaulting Owner shall in addition to the amount claimed in such action be liable for such costs). In any such action the Manager shall conclusively be deemed to be acting as the agent for and on behalf of the Owners for the time being (other than the defaulting Owner) as a whole and no Owner sued under the provisions of this Deed shall raise or to be entitled to raise any defence of want of authority or take objection to the right of the Manager as plaintiff to sue or to recover such amounts as may be found to be due.
- 4.19 In the event of any Owner failing to pay any sum due and payable by him in accordance with the provisions of this Deed or failing to pay any damages awarded by any court for breach of any of the terms or conditions of this Deed within thirty (30) days from the date on which the same become payable, the amount thereof together with interest and the collection charge at the rate and for the amount as specified in Clause 4.17 hereof together with all costs and expenses which may be incurred in recovering or attempting to recover the same including the legal expenses referred to in Clause 4.18 hereof and in registering the charge hereinafter referred to shall stand charged on the Undivided Share or Shares of the defaulting Owner and the Manager shall be entitled without prejudice to any other remedy hereunder to register a Memorial of such charge in the Land Registry against the Undivided Share or Shares of the defaulting Owner. Such charge shall remain valid and enforceable as hereinafter mentioned notwithstanding that judgment has been obtained for the amount thereof unless and until such judgment has been satisfied in full.
- 4.20 Any charge registered in accordance with Clause 4.19 shall be enforceable as an equitable charge by action at the suit of the Manager for an order for sale of the Undivided Share or Shares of the defaulting Owner together with the right to the exclusive use, occupation and enjoyment of the part of the Development held therewith and the provisions of Clause 4.18 of this Deed shall apply equally to any such action.
- 4.21 The Manager shall without prejudice to anything herein mentioned further have power to commence proceedings for the purpose of enforcing the observance and performance by any Owner and any person occupying any part of the Development through, under or with the consent of any such Owner, of the covenants, conditions and provisions of this Deed binding

on such Owner and of the Development Rules made hereunder and of recovering damages for the breach, non-observance or non-performance thereof. The provisions of Clause 4.18 of this Deed shall apply to all such proceedings.

- 4.22 Subject to Clause 9.1 of this Deed, all insurance money, compensation or damages recovered by the Manager in respect of any damage or loss suffered in respect of any part of the Development shall be expended by the Manager in the repair, rebuilding or reinstatement of that part of the Development.
- 4.23 Where any insurance money, compensation, damages, costs and expenses or refunds are received or recovered (as the case may be) by the Manager in respect of any matter or thing for which any claim has been made against an Owner as provided in Clauses 4.17 to 4.21 of this Deed the same shall, after deduction of any costs or expenses reasonably incurred out of the pocket of the Manager in recovering the same, form part of the management funds.
- 4.24 All money paid to the Manager by way of interest and collection charges pursuant to Clause 4.17 to 4.19 of this Deed shall be credited to the Special Fund.
- 4.25 Any person ceasing to be the Owner of any Undivided Share or Shares in the Land and the Development shall in respect of the Undivided Share or Shares of which he ceases to be the Owner thereupon cease to have any interest in the funds held by the Manager including the deposit paid under Clauses 4.13(a) and (d) hereof and his contribution(s) towards the Special Fund under Clause 4.12 of this Deed to the intent that all such funds shall be held and applied for the management of the Development irrespective of changes in ownership of the Undivided Shares in the Land and the Development

PROVIDED THAT:-

- (a) any such deposit shall be transferred into the name of the new Owner of such Undivided Share or Shares but the contribution(s) towards the Special Fund shall be neither refundable to any Owner by the Manager nor transferable to any new Owner; and
- (b) upon the Land reverting to the Government and no further Government lease being obtainable, any balance of the said funds, or in the case of extinguishment of rights and obligations as provided in Clause 9.1 hereof, an appropriate part of the said funds, shall be divided proportionately between the Owners contributing to the Management Expenses immediately prior to such reversion or, in the case of extinguishment of rights and obligations as aforesaid, between the Owners whose rights and obligations are extinguished, in both case in proportion to the number of Undivided Shares held by such Owners.
- 4.26 The first financial year for the purpose of management of the Land and the Development or any part or parts thereof shall commence from the date of this Deed and shall terminate on the 31<sup>st</sup> day of December of that year unless that period shall be less than 6 months in which event it shall cover the period from the date of this Deed until the 31<sup>st</sup> day of December of the following year and thereafter the subsequent financial year shall commence on the 1<sup>st</sup> day of January and shall terminate on the 31<sup>st</sup> day of December of such years PROVIDED THAT, upon giving 3 months' notice published in the public notice boards (including, without limitation, LED display notice boards) of the Development, the Manager shall have the right to change the financial year at any time but the financial year may not be changed more than once in every 5 years unless that change is previously approved by a resolution of the Owners' Committee (if formed).

- 4.27 (a) The Manager shall open and maintain an interest-bearing account and to be held on trust by the Manager for and on behalf of all the Owners for the time being of the Land and the Development and the Manager shall use that account exclusively in respect of the management of the Land and the Development.
- (b) Without prejudice to the generality of sub-clause (a) above, if there is an Owners' Corporation, the Manager shall open and maintain one or more segregated interest-bearing accounts, each of which shall be designated as a trust account or client account, for holding money received by it from or on behalf of the Owners' Corporation in respect of the management of the Development.
- (c) The Manager shall display a document showing evidence of any account opened and maintained under sub-clause (a) or (b) above in a prominent place in the Development.
- (d) Subject to sub-clauses (e) and (f) below, the Manager shall without delay pay all money received by the Manager in respect of the management of the Land and the Development into the account opened and maintained under sub-clause (a) above or, if there is an Owners' Corporation, the account or accounts opened and maintained under sub-clause (b) above.
- (e) Subject to sub-clause (f) below, the Manager may, out of money received by the Manager in respect of the management of the Land and the Development, retain or pay into a current account a reasonable amount to cover expenditure of a minor nature, but that amount shall not exceed such figure as is determined from time to time by a resolution of the Owners' Committee (if formed).
- (f) The retention of a reasonable amount of money under sub-clause (e) above or the payment of that amount into a current account in accordance with sub-clause (e) and any other arrangement for dealing with money received by the Manager shall be subject to such conditions as may be approved by a resolution of the Owners' Committee (if formed).
- (g) Any reference in this Clause to an account is a reference to an account opened with a bank within the meaning of section 2 of the Banking Ordinance (Cap.155 of the laws of Hong Kong), the title of which refers to the management of the Land and the Development.
- (h) The Manager shall maintain proper books or records of accounts and other financial records of all payments made to and all expenditure incurred by the Manager in the exercise of its powers hereunder. The Manager shall keep all bills, invoices, vouchers, receipts and other documents referred to in such books or records of accounts for at least six (6) years.

4.28 Within one (1) month after each consecutive period of three (3) months or such shorter period as the Manager may select, the Manager shall prepare a summary of income and expenditure and a balance sheet in respect of that period, display a copy of the summary and balance sheet in a prominent place in the Development, and cause it to remain so displayed for at least seven (7) consecutive days. Within two (2) months after the end of each financial year, the Manager shall prepare an income and expenditure account and balance sheet for that year, display a copy of the income and expenditure account and balance sheet in a prominent place in the Development and cause it to remain so displayed for at least seven (7) consecutive days. The income and expenditure account and balance sheet shall within six (6) months after the close of each financial year be audited and certified by a firm of certified public

accountants appointed by the Manager (provided that prior to the formation of the Owners' Corporation, the Owners at an Owners' meeting convened under this Deed shall have the power to require the income and expenditure account and balance sheet to be audited by an independent auditor of their choice) as providing an accurate summary of all items of income and expenditure during such closed financial year. Each income and expenditure account and balance sheet shall include details of the Special Fund and an estimate of the time when there will be a need to draw on the Special Fund, and the amount of money that will then be needed.

- 4.29 (a) The Manager shall permit any Owner at any reasonable time to inspect any of the books or records of accounts and any income and expenditure account or balance sheet prepared pursuant to this Deed. The Manager shall upon request of any Owner and upon payment of a reasonable charge for copying the same supply such Owner with a copy of such record or document requested by him.
- (b) If there is an Owners' Corporation and the Owners' Corporation decides, by a resolution of the Owners, that any income and expenditure account and balance sheet should be audited by an accountant (as defined in the Building Management Ordinance) or by some other independent auditor as may be specified in that resolution, the Manager shall without delay arrange for such an audit to be carried out by that person and:-
- (i) permit any Owner, at any reasonable time, to inspect the audited income and expenditure account and balance sheet and the report made by the accountant (as defined in the Building Management Ordinance) or auditor in respect of the income and expenditure account and balance sheet; and
  - (ii) on payment of a reasonable copying charge, supply any Owner with a copy of the audited income and expenditure account and balance sheet, or the report made by the accountant (as defined in the Building Management Ordinance) or auditor in respect of the income and expenditure account and balance sheet, or both, as requested by the Owner.



## SECTION V

### **5. Manager's Powers**

5.1 Subject to the provisions of the Building Management Ordinance, the management of the Land and the Development shall be undertaken by the Manager for an initial period of two (2) years from the date of this Deed and shall continue until terminated as provided under Clause 4.1 of this Deed. Subject to the provisions of the Building Management Ordinance, the Manager shall have authority to do all such acts and things as may be necessary or expedient for the management of the Development for and on behalf of all Owners in accordance with the provisions of this Deed and each Owner irrevocably appoints the Manager as agent in respect of any matter concerning the Common Areas and Facilities and all other matters duly authorized under this Deed. Without in any way limiting the generality of the foregoing, the Manager shall have the rights and powers to do the following :-

- (a) To demand, collect and receive all amounts payable by Owners under the provisions of this Deed;
- (b)
  - (i) To manage, maintain and control the common driveways and parking areas on the Land and the Development and to remove any cars, pedal bicycles, skateboards, motorcycles and other vehicles parked in any area not reserved for parking or loading and unloading or any vehicles parked in any Parking Space without the consent of the Owner or lawful occupier of such Parking Space or any vehicle parked in any Accessible Car Parking Space or Visitor Parking Space without payment of charges (if any) therefor and to do all such acts and things as may be necessary to provide unimpeded access thereto by the persons entitled for the time being to the use of such Parking Spaces, Accessible Car Parking Space and Visitor Parking Space;
  - (ii) To manage, maintain and control the use of the Accessible Car Parking Space and subject to the prior approval of the Owners' Committee (if already formed) or the Owners' Corporation (if formed) to fix reasonable charges for the use thereof PROVIDED THAT all income deriving therefrom shall form part of the management funds for the Development Common Areas and Facilities;
  - (iii) To manage, maintain and control the use of the Visitor Parking Space and the Residential Loading and Unloading Space and subject to the prior approval of the Owners' Committee (if already formed) or the Owners' Corporation (if formed) to fix reasonable charges for the use thereof PROVIDED THAT all income deriving therefrom shall form part of the management funds for the Residential Common Areas and Facilities;
  - (iv) To manage, maintain and control the use of the Commercial Loading and Unloading Spaces and subject to the prior approval of the Owners' Committee (if already formed) or the Owners' Corporation (if formed) to fix reasonable charges for the use thereof PROVIDED THAT all income deriving therefrom shall form part of the management funds for the Commercial Common Areas and Facilities;
- (c) Unless otherwise directed by the Owners' Corporation, to insure and keep insured the Common Areas and Facilities as comprehensively as reasonably possible and in particular to the full new reinstatement value against loss or damage by fire and such other risks as the Manager shall reasonably deem fit, public liability, occupiers'

liability and liability as employer of the employees of the Manager employed within or exclusively in connection with the management of the Development with some reputable insurance company or companies in the name of the Manager for and on behalf of the Owners according to their respective interests and in such sum or sums as the Manager shall deem fit and to pay all premia required to keep such insurance policies in force and, without limiting the generality of the foregoing, if the Manager considers so desirable, to procure block insurance for the Development as a whole and to pay all premia required to keep such insurance policies in force;

- (d) To arrange for refuse collection and disposal from the Common Areas and Facilities and from areas designated as refuse collection points in the Development;
- (e) To keep in good order and repair the lighting of the Common Areas and Facilities;
- (f) To keep the Common Areas and Facilities in a clean and sanitary state and condition;
- (g) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, those external walls, architectural fixtures and fittings thereof, elevations and façade forming part of the Common Areas and Facilities but excluding windows and window frames except those situated in the Common Areas and Facilities PROVIDED THAT the Manager shall have the power at the expense of the Owner concerned to replace broken window glass if any such shall be broken and remain unreplaced for one (1) month (except in emergency) after the Manager shall have served a notice on the Owner or occupier of the Unit concerned requiring him to replace the same;
- (h) To keep all the sewers, drains, watercourses and pipes forming part of the Common Areas and Facilities free and clear from obstructions;
- (i) To keep all the Common Areas and Facilities in good condition and working order and to extend or improve existing facilities or provide additional facilities as the Manager shall at its reasonable discretion deem necessary or desirable (PROVIDED THAT except with the prior approval by a resolution of Owners at an Owners' meeting convened under this Deed, the Manager will not carry out any improvement of existing facilities or services or provision of additional facilities or services which involves expenditure in excess of 10% of the current annual management budget) and to keep the fire fighting equipment in accordance with any laws and regulations applicable thereto and whenever it shall be necessary so to do at the Manager's discretion to enter into contracts with third parties for the maintenance of any such facilities;
- (j) To prevent so far as is possible any refuse or other matter being deposited, washed, eroded or falling from the Development onto any part of any public roads or any road-culverts, sewers, drains, nullahs or other Government property and to remove any such matter therefrom and to ensure that no damage is done to any drains, waterways, watercourses, footpaths, sewers, nullahs, pipes, cables, wires, utility services or other works being in, under, over or adjacent to the Land or any part thereof by reason of any maintenance or other works carried out by the Manager as herein provided and to make good any such damage;
- (k) To paint, white-wash, tile or otherwise treat as may be appropriate the exterior of the Development and the Common Areas and Facilities at such intervals as the same may reasonably require to be done;

- (l) To replace any broken glass in the Common Areas and Facilities;
- (m) To keep the Common Areas and Facilities well lighted and in a tidy condition;
- (n) To keep in good order and repair the ventilation of the enclosed part or parts of the Common Areas and Facilities;
- (o) To prevent refuse from being deposited on the Development or any part thereof not designated for refuse collection and to remove all refuse from all parts of the Development and arrange for its disposal at such regular intervals and to maintain either on or off the Development refuse collection facilities to the satisfaction of the Food and Environmental Hygiene Department;
- (p) To prevent unauthorised obstruction of the Common Areas and Facilities and to remove and impound any structure article or thing causing the obstruction;
- (q) To make suitable arrangements for the supply of fresh and flushing water, gas and electricity and any other utility or service to or for the Development or any part thereof;
- (r) To provide and maintain as the Manager deems reasonably necessary security force, watchmen, porters, caretakers, closed circuit T.V. system and burglar alarms and other security measures in the Development at all times;
- (s) Subject to sub-clause (zz) of this Clause, to maintain and operate or contract for the maintenance and operation of the communal radio or television aerials, or cable television system (if any) which serve the Development;
- (t) To remove any structure or installation, signboard, advertisement, sunshade, bracket, fitting, obstruction, device, aerial or any thing in or on the Development or any part thereof which is illegal, unauthorised or which contravenes the terms herein contained or any of the provisions of the Government Grant and to demand and recover from the Owner by whom such structure or other thing as aforesaid was erected or installed the costs and expenses of such removal and the making good of any damages caused thereby to the satisfaction of the Manager;
- (u) To appoint a solicitor or other appropriate legal counsel to advise upon any point which arises in the management of the Development necessitating professional legal advice and with authority to accept service on behalf of all the Owners for the time being of the Land and the Development of all legal proceedings relating to the Land and the Development (except proceedings relating to the rights or obligations of individual Owners) and to commence, conduct, carry on and defend in its own name legal and other proceedings touching or concerning the Land and the Development or the management thereof, and, in particular but without limiting the foregoing, in all proceedings in which the Government shall be a party and at all times within seven (7) days of being requested so to do by the Director of Lands or other competent authority or officer, to appoint a solicitor who shall undertake to accept service on behalf of all such Owners whether for the purpose of Order 10 Rule 1 of the Rules of the High Court (or any provision amending or in substitution for the same) or otherwise;
- (v) To prevent (by legal action if necessary) any person including an Owner from occupying or using any part of the Land and the Development in any manner in contravention of the Government Grant or this Deed;

- (w) To prevent (by legal action if necessary) and to remedy any breach by any Owner or other person occupying or visiting the Development of any provisions of the Government Grant or this Deed;
- (x) To prevent any person detrimentally altering or injuring any part or parts of the Development or any of the Common Areas and Facilities thereof;
- (y) To prevent any person from overloading the floors of the Development or any part or parts thereof;
- (z) To prevent any person from overloading any of the electrical installations and circuits or any of the mains or wiring in the Development;
- (aa) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Land and the Development as a whole or the Common Areas and Facilities, the Fire Safety Management Plan (including but not limited to all fire services installations required to be installed pursuant to the Fire Safety Management Plan) and the fire safety system of the Development with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings;
- (bb) To appoint or employ, agents, contractors or sub-managers (including professional property management companies) to perform and carry out all or any of its duties and obligations under this Deed PROVIDED THAT the Manager shall not transfer or assign its duties or obligations under this Deed to any such third parties who shall remain responsible to the Manager. For the avoidance of doubt, the Manager shall at all times be responsible for the management and control of the Development in accordance with the provisions of this Deed and no provisions in this Deed shall operate to take away or reduce, or shall be construed to have the effect of taking away or reducing, such responsibility;
- (cc) To enter into contracts and to engage, employ, remunerate and dismiss solicitors, architects, accountants and other professional advisers and consultants to give advice to the Manager and work on all matters related to the management of the Land and the Development and the performance of the Manager's powers and duties hereunder and to recruit and employ such workmen, servants, watchmen, caretakers, Club House staff, management staff, clerical staff, accountants, gardeners and other staff and attendants as may from time to time be necessary to enable the Manager to perform any of its powers and duties in accordance with this Deed on such terms as the Manager shall in its reasonable discretion decide and to provide accommodation, uniforms, working clothes, tools, appliances, cleaning and other materials and all equipment necessary therefor;
- (dd) To enforce the due observance and performance by the Owners of the terms and conditions of the Government Grant and this Deed and to take action in respect of any breach thereof including the commencement, conduct and defence of legal proceedings and the registration and enforcement of charges as herein mentioned;
- (ee) To require all Owners or occupiers of the Units to maintain the Units owned or occupied by them in a satisfactory manner;

- (ff) To post the number of the Unit whose Owner or occupant is in default or in breach of the terms and conditions of this Deed together with particulars of the default or breach on the public notice boards (including LED displays) of the Development;
- (gg) Subject to the prior written approval of the Owners by a resolution of the Owners passed at an Owners' meeting convened under this Deed, to grant or obtain such easements, quasi-easements, rights, privileges and licences as it shall in its absolute discretion consider necessary to ensure the efficient management of the Land and the Development

PROVIDED THAT:-

- (i) the exercise of this right shall not contravene the provisions of the Government Grant;
  - (ii) the exercise of this right shall not interfere with an Owner's right to hold, use, occupy and enjoy his Unit or impede or restrict the access to and from his Unit; and
  - (iii) any payment received shall be credited to the Special Fund;
- (hh) Subject to the prior written approval of the Owners by a resolution of the Owners passed at an Owners' meeting convened under this Deed, to grant rights of way or access or use at any level to the owners or occupiers of any other premises adjoining the Land or to such person and persons and upon such terms and conditions as the Manager may reasonably think fit in respect of the Development Common Areas and Facilities and on behalf of the Owners to obtain a grant of similar rights in respect of such adjoining premises

PROVIDED THAT:-

- (i) the exercise of this right shall not contravene the provisions of the Government Grant;
  - (ii) the exercise of this right shall not interfere with an Owner's right to hold, use, occupy and enjoy his Unit or impede or restrict the access to and from his Unit; and
  - (iii) any payment received shall be credited to the Special Fund;
- (ii) Subject to the prior written approval of the Owners by a resolution of the Owners passed at an Owners' meeting convened under this Deed, to grant easements and rights of any other kind to the owners and occupiers of adjoining properties to construct, lay, maintain, remove and renew drains, pipes, cables, irrigation pipes, and other installations, fittings, chambers, and other equipment and structures within the Land which the Manager shall in its reasonable discretion deem appropriate and on behalf of the Owners to obtain a grant of similar easements and rights from owners or managers of neighbouring land

PROVIDED THAT:-

- (i) the exercise of this right shall not contravene the provisions of the Government Grant;

- (ii) the exercise of this right shall not interfere with an Owner's right to hold, use, occupy and enjoy his Unit or impede or restrict the access to and from his Unit; and
- (iii) any payment received shall be credited to the Special Fund;
- (jj) To deal with all enquiries, complaints, reports and correspondence relating to the Development as a whole;
- (kk) Subject to the prior written approval of the Owners by a resolution of the Owners passed at an Owners' meeting convened under this Deed, to grant franchises, leases, tenancy agreements and licences to other persons to use such of the Common Areas and Facilities and on such terms and conditions and for such consideration as the Manager shall reasonably think fit

PROVIDED THAT:-

- (i) the exercise of this right shall not contravene the provisions of the Government Grant;
- (ii) the exercise of this right shall not interfere with an Owner's right to hold, use, occupy and enjoy his Unit or impede or restrict the access to and from his Unit; and
- (iii) any payment received shall be credited to the Special Fund;
- (ll) To remove and require the removal of any dog, cat, bird, animal or pet from the Development, if such dog, cat, bird, animal or pet has been the subject of a breach of this Deed or the Development Rules, or has been the subject of written complaint from at least three (3) Owners or occupiers of different Units of the Development PROVIDED THAT this Clause shall not apply to (i) trained guide dogs on leash for the blind whilst guiding any person with disability in vision, and (ii) livestock, fish, poultry or other animal for business being carried out in the Commercial Units. In any event no dogs shall be permitted in the Common Areas and Facilities unless carried or on leash;
- (mm) To provide such Christmas, Chinese New Year and other festive decorations, to organize such festive celebrations or activities for the Development and to host festive events or banquets within or outside the Development as the Manager shall in its reasonable discretion consider desirable;
- (nn) From time to time with the approval of the Owners' Committee (only after it has been formed) or the Owners' Corporation (if formed) to make, revoke or amend the Development Rules as it shall deem appropriate which shall not be inconsistent with this Deed, the Building Management Ordinance or the Government Grant;
- (oo) Subject as otherwise provided in this Deed to give or withhold its written consent or approval to anything which requires its written consent or approval pursuant to this Deed PROVIDED THAT the Manager shall not unreasonably withhold its consent or approval and shall not charge any fee other than a reasonable administrative fees relative thereto (such fees shall be credited to the Special Fund);
- (pp) To convene such meetings of the Owners or of the Owners' Committee as may be necessary or requisite and to act as secretary to keep the minutes of such meetings;

- (qq) To do all things which the Manager shall in its discretion deem necessary or desirable for the purposes of maintaining and improving all facilities and services in or on the Development for the better enjoyment or use of the Development by its Owners occupiers and their licensees PROVIDED THAT any improvement to facilities or services which involves expenditure in excess of 10% of the current annual management budget shall be subject to the prior approval by a resolution of Owners at an Owners' meeting convened under this Deed;
- (rr) Subject to the prior written approval of the Owners by a resolution of the Owners passed at an Owners' meeting convened under this Deed, in the event that the Government agrees to take over or resume any part or parts of the Common Areas and Facilities to surrender the same or any part thereof to the Government and the Manager is HEREBY APPOINTED the lawful attorney to execute and sign all relevant documents on behalf of all the Owners for such purpose including matters relating to payment of compensation

PROVIDED THAT :-

- (i) any benefit or monetary compensation so obtained shall be used for the common benefit of all the Owners and be credited into the management funds, as the case may be; and
- (ii) the exercise of the right under this Clause should not interfere with an Owner's right to hold, use, occupy and enjoy his Unit or impede access from or to his Unit;
- (ss) Subject to the prior written approval of the Owners by a resolution of the Owners passed at an Owners' meeting convened under this Deed and subject to the Government Grant, to grant such easements, quasi-easements, rights, privileges and licences to and to enter into such arrangements and agreements with the Government or the general public or any person or persons and upon such terms and conditions in respect of any part or parts of the Common Areas and Facilities as the Manager may in its reasonable discretion think fit

PROVIDED THAT:-

- (i) the exercise of this right shall not contravene the provisions of the Government Grant;
- (ii) the exercise of this right shall not interfere with an Owner's right to hold, use, occupy and enjoy his Unit or impede or restrict the access to and from his Unit; and
- (iii) any payment received shall be credited to the Special Fund;
- (tt) Subject to the prior approval of the Owners' Committee (only after it has been formed) or the Owners' Corporation (if formed):-
- (i) to make the Club Rules and amendments thereto provided that the Club Rules and any amendments thereto shall not be inconsistent with or contravene this Deed, the Building Management Ordinance or the Government Grant; and

- (ii) subject to Clause 5.1(bb), to appoint agents, contractors or sub-manager to operate the Club House for such period and on such conditions as the Manager shall in its discretion think fit, PROVIDED THAT all income (if any) deriving from the operation of the Club House shall become part of the management funds for the Residential Common Areas and Facilities and shall not be used other than for the purpose of the maintenance, operation, repair and improvement of the Club House and the facilities therein and that any deficit in the operation of the Club House or any part thereof shall be charged to the management funds for the Residential Common Areas and Facilities;
- (uu) (i) If the Manager thinks so desirable, to provide appropriate and sufficient waste separation and recovery facilities including, but not limited to, waste separation bins at such locations within the Common Areas and Facilities as it may consider suitable and convenient to facilitate waste separation and recovery by the Owners and occupiers of the Development. In such event, the Manager shall ensure that the recovery facilities shall consist of material that will not cause any fire hazard and shall be placed in locations so as not to cause obstruction to any fire escape route, and that recyclable materials recovered from the facilities or through the regular cleansing process shall be properly collected, stored, and sent for recycling. The Manager shall also maintain the facilities so provided in an environmentally acceptable and hygienic manner to avoid creating nuisance to the Owners and occupiers of the Development;
- (ii) To organize any activities as the Manager may consider appropriate to promote the environmental awareness of the Owners and occupiers of the Development and to encourage them to participate in such activities with a view to improving the environmental conditions of the Development;
- (iii) To organize environmental or recycling activities or initiatives through the collaboration or engagement of contractors;
- (iv) Subject to the provisions of this Deed, to make Development Rules to require the Owners and occupiers of the Development to dispose of their rubbish properly for waste separation and recycling purposes;
- (vv) To take all steps necessary or expedient for complying with the Government Grant and any Government requirements concerning the Development or any part thereof;
- (ww) To engage qualified personnel to inspect or carry out structural, building, condition or other surveys of the Development or any part thereof including the drains and channels within or outside the Land serving the Development as and when the Manager deems necessary or desirable;
- (xx) To maintain all areas, open spaces and other facilities as are required to be maintained under the provisions of the Government Grant;
- (yy) To enforce the due observance and performance by the Owners or any person occupying any part of the Development through under or with the consent of any such Owner of the terms and conditions of this Deed, any relevant Sub-Deed and the Development Rules made hereunder, and to take action including the commencement and conduct and defence of legal proceedings to enforce the due observance and



performance thereof and/or to recover damages for any breach non-observance or non-performance thereof;

- (zz) To enter into contracts for the installation or use of aerial broadcast distribution or telecommunications network facilities and contracts for the provision of broadcast distribution network or telecommunications network services for the Development PROVIDED THAT such contracts to be entered into by the Manager shall be subject to the following conditions:-
  - (i) the term of the contract will not exceed three (3) years;
  - (ii) the right to be granted under the contract must be non-exclusive and must provide for sharing the use of the facilities and network with other service providers; and
  - (iii) no Owner is required to make any payment in any form attributable to the installation or provision of the facilities or services, unless he is a subscriber to the relevant service;
- (aaa) To implement the Fire Safety Management Plan and to issue any guideline or direction from time to time relating to its implementation including the carrying out (at the cost and expense of the relevant Owner) of annual inspection of the fire safety provisions within the Residential Units in accordance with the Fire Safety Management Plan;
- (bbb) To inspect, clean, repair, maintain or replace the relevant part or parts of the Noise Mitigation Measures which form part of the Common Areas and Facilities; and
- (ccc) To do all such other things as are reasonably incidental to the management of the Land and the Development.

5.2 Without limiting the generality of the other express powers of the Manager herein contained, the Manager shall have power:-

- (a) To ban vehicles or any particular category of vehicles from the Land or any particular parts thereof either generally or during certain hours of the day or night PROVIDED THAT the right of the Owners of Parking Spaces to the proper use and enjoyment of such Parking Spaces in accordance with the provisions of the Government Grant and these presents shall not be affected;
- (b) To remove and impound any vehicle parked anywhere on the Common Areas and Facilities not so designated for parking or which shall cause an obstruction or which Owner has defaulted in paying parking fees (if any) or which Owner or driver is in breach of the Car Parking Rules and any damage caused to such vehicles during or as a consequence of such removal shall be the sole responsibility of the Owner thereof;
- (c) To impose charges for any such removal and recover such penalties on default in payment of parking fees and to exercise a lien on the vehicle concerned for such charges, penalties and parking fees;
- (d) To charge the Owners for the temporary use of electricity, water or other utilities supplied by the Manager and for the collection and removal of fitting out or decoration debris (if any) PROVIDED THAT such charges shall be paid into the management funds;

- (e) To charge the Owners for the use of water supplied otherwise than through the individual meters of the Owners at such rates as are from time to time determined by the Manager PROVIDED THAT such charges shall be paid into the management funds;
- (f) From time to time to make rules and regulations governing the supply and use of fresh and flushing water to all parts of the Development, the payment and recovery of charges for installation, disconnection, reconnection and readings of meters, damage to meters and default interest to a like extent as are from time to time made by the Government PROVIDED THAT such rules and regulations must not contravene any provisions of this Deed, the Government Grant and the Building Management Ordinance;
- (g) To manage, repair, upkeep, maintain and to keep well-lighted the Common Areas and Facilities and to manage and maintain such other areas or drains and channels whether within or outside the Land that are required to be maintained under the Government Grant;
- (h) Subject to the approval of the Owners' Committee (if already formed) or the Owners' Corporation (if formed), to charge a prescribed fee for entry into and/or use of the Accessible Car Parking Space PROVIDED THAT all such prescribed fees collected shall form part of the management funds to be utilised towards the management, maintenance and repair of the Development Common Areas and Facilities;
- (i) Subject to the approval of the Owners' Committee (if already formed) or the Owners' Corporation (if formed), to charge a prescribed fee for entry into and/or use of the Club House, the Visitor Parking Space, the Residential Loading and Unloading Space or any part thereof PROVIDED THAT all such prescribed fees collected shall form part of the management funds to be utilised towards the management, maintenance and repair of the Residential Common Areas and Facilities; and
- (j) Subject to the approval of the Owners' Committee (if already formed) or the Owners' Corporation (if formed), to charge a prescribed fee for entry into and/or use of the Commercial Loading and Unloading Spaces PROVIDED THAT all such prescribed fees collected shall form part of the management funds to be utilised towards the management, maintenance and repair of the Commercial Common Areas and Facilities.

5.3 The Manager shall have power to enter with or without workmen, contractors, public officers and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice (except in case of emergency) into all parts of the Development including all parts of any Unit for the purposes of carrying out necessary repairs to the Development or to abate any hazard or nuisance which does or may affect the Common Areas and Facilities or other Owners PROVIDED THAT the Manager shall cause as little disturbance as possible and shall forthwith make good any damage caused thereby at its own costs and expense and shall be liable for any act or omission involving criminal liability, dishonesty, wilfulness or negligence on the part of the Manager or its employees, agents or contractors in the course of exercising the aforesaid rights.

5.4 The Common Areas and Facilities shall be under the exclusive control of the Manager who is hereby appointed to act as agent for and on behalf of all Owners duly authorised in accordance with the provisions of this Deed in respect of any matter concerning the Common Areas and Facilities.

- 5.5 All acts and decisions of the Manager reasonably arrived at in accordance with the provisions of this Deed in respect of any of the matters aforesaid shall be binding in all respects on all the Owners for the time being.
- 5.6 (a) Subject to the approval of the Owners' Committee (only after it has been formed) or the Owners' Corporation (if formed), the Manager shall have power from time to time to make, revoke and amend Development Rules regulating the use, occupation, maintenance and environmental control of the Land and the Development, the Common Areas and Facilities, protection of the environment of the Development and implementation of waste reduction and recycling measures with reference to guidelines on property management issued from time to time by the Director of Environmental Protection and the conduct of persons occupying, visiting or using the same and the conditions regarding such occupation, visit or use including the payment of charges (if any) and such Development Rules shall be binding on all the Owners, their tenants, licensees, servants or agents. A copy of the Development Rules from time to time in force shall be posted on the public notice boards of the Development and a copy thereof shall be supplied to each Owner on request on payment of reasonable copying charges. All payment received shall be credited into the management funds.
- (b) Such Development Rules shall be supplementary to the terms and conditions contained in this Deed and must not in any way conflict with such terms and conditions. In case of inconsistency between such Development Rules and the terms and conditions of this Deed the terms and conditions of this Deed shall prevail. The Development Rules and any amendments thereto must not be inconsistent with or contravene the Building Management Ordinance or the Government Grant.
- (c) Neither the Manager nor the Owners' Committee shall be held liable for any loss or damage however caused arising from any non-enforcement of such Development Rules or non-observance thereof by any third party.
- 5.7 The Manager shall consult (either generally or in any particular case) the Owners' Corporation at a general meeting of the Owners' Corporation and adopt the approach decided by the Owners' Corporation on the channels of communication among Owners on any business relating to the management of the Land and the Development.
- 5.8 (a) Subject to sub-clauses (b) and (c) below, the Manager shall not enter into any contract for the procurement of any supplies, goods or services the value of which exceeds or is likely to exceed the sum of HK\$200,000 or such other sum in substitution therefor as the Authority may specify by notice in the Gazette unless:-
- (i) the supplies, goods or services are procured by invitation to tender; and
- (ii) the procurement complies with the Code of Practice referred to in section 20A(1) of the Building Management Ordinance.
- (b) Subject to sub-clause (c) below, the Manager shall not enter into any contract for the procurement of any supplies, goods or services the value of which exceeds or is likely to exceed a sum which is equivalent to 20% of the annual management budget or such other percentage in substitution therefor as the Authority may specify by notice in Gazette unless:-
- (i) if there is an Owners' Corporation:-

- (1) the supplies, goods or services are procured by invitation to tender;
  - (2) the procurement complies with the Code of Practice referred to in section 20A(1) of the Building Management Ordinance; and
  - (3) whether a tender submitted for the purpose is accepted or not is decided by a resolution of the Owners passed at a general meeting of the Owners' Corporation, and the contract is entered into with the successful tenderer; or
- (ii) if there is no Owners' Corporation:-
- (1) the supplies, goods or services are procured by invitation to tender;
  - (2) the procurement complies with the Code of Practice referred to in section 20A(1) of the Building Management Ordinance; and
  - (3) whether a tender submitted for the purpose is accepted or not is decided by a resolution of the Owners passed at a meeting of the Owners convened and conducted in accordance with this Deed, and the contract is entered into with the successful tenderer.
- (c) Sub-clauses (a) and (b) above do not apply to any supplies, goods or services which but for this sub-clause (c) would be required to be procured by invitation to tender (referred to in this sub-clause (c) as "**relevant supplies, goods or services**")
- (i) where there is an Owners' Corporation, if:-
- (1) the relevant supplies, goods or services are of the same type as any supplies, goods or services which are for the time being supplied to the Owners' Corporation by a supplier; and
  - (2) the Owners' Corporation decides by a resolution of the Owners passed at a general meeting of the Owners' Corporation that the relevant supplies, goods or services shall be procured from that supplier on such terms and conditions as specified in the resolution, instead of by invitation to tender; or
- (ii) where there is no Owners' Corporation, if:-
- (1) the relevant supplies, goods or services are of the same type as any supplies, goods or services which are for the time being supplied to the Owners by a supplier; and
  - (2) the Owners decide by a resolution of the Owners passed at a meeting of the Owners convened and conducted in accordance with this Deed that the relevant supplies, goods or services shall be procured from that supplier on such terms and conditions as specified in the resolution, instead of by invitation to tender.

## SECTION VI

### **6. Exclusions and Indemnities**

6.1 The Manager shall be liable to the Owners for any act or omission involving criminal liability, dishonesty or negligence on the part of the Manager or its employees, agents or contractors and no Owner will be required to indemnify the Manager or its employees, agents or contractors from and against any action, claim etc. arising out of any such act or omission.

6.2 Subject to Clause 6.1, the Manager shall not be liable to the Owners' Committee or the Owners or any of them or to any person or persons whomsoever whether claiming through, under or in trust for any Owner or otherwise, for or in respect of any act, deed, matter or thing done or omitted in pursuance or purported pursuance of the provisions of this Deed or the instructions from the Owners' Committee or the Owners, not being an act or omission involving criminal liability, dishonesty or negligence on the part of the Manager, its employees, agents or contractors. Without in any way limiting the generality of the foregoing, the Manager shall not be held liable for any damage, loss or injury caused by or in any way arising out of

- (a) any defect in or failure or breakdown of the lifts, fire and security services equipment, air-conditioning plants and other facilities (if any) or the Common Areas and Facilities of or in the Development, or
- (b) any failure, malfunction or suspension of the supply of water, electricity or other utility or service to the Development, or
- (c) fire or flooding or the overflow or leakage of water, electricity and/or gas from anywhere whether within or outside the Development, or
- (d) the activity of termites, cockroaches, rats, mice or other pests or vermin, or
- (e) theft, burglary or robbery within the Development;

UNLESS it can be shown that such damage, loss or injury was caused by an act or omission of the Manager, its employees, agents or contractors involving criminal liability or dishonesty or negligence.

6.3 Subject to Clause 6.1, each Owner shall be responsible for and shall indemnify the Manager and the other Owners and occupiers against all actions, proceedings, claims and demands whatsoever arising out of or in respect of any loss or damage to any person or property caused by or as the result of the act or negligence of any occupier of any Unit of which he has the exclusive use or any person using such Unit with his consent express or implied or by, or through, or in any way owing to the fire, overflow of water or leakage of electricity or gas therefrom.

6.4 Subject to Clause 6.1, each Owner shall be responsible for and shall indemnify the Manager and the other Owners and occupiers against the acts and omissions of all persons occupying any Unit of which he has the exclusive use with his consent, express or implied, and to pay all costs, charges and expenses incurred in repairing or making good any loss or damage to the Development or any part or parts thereof or any of the Common Areas and Facilities therein or thereon caused by the act, neglect or default of all such persons. In the case of loss or damage which the Manager is empowered by these presents to make good or repair, such costs, charges and expenses shall be recoverable by the Manager and in the case of loss or damage suffered by other Owners or occupiers for which the Manager is not empowered by

these presents or for which the Manager has in its reasonable discretion elected not to repair or make good, such costs, charges and expenses together with all other damages recoverable by law shall be recoverable by the person or persons sustaining the loss or damage.

## SECTION VII

### **7. Owners' Committee**

- 7.1 The Manager shall convene the first meeting of the Owners as soon as possible but in any event not later than nine months after the date of this Deed (and to convene further and subsequent meetings if required) to :-
- (a) appoint an Owners' Committee and the chairman thereof; or
  - (b) appoint a management committee for the purpose of forming an Owners' Corporation under the Building Management Ordinance.
- 7.2 The Owners' Committee shall consist of five (5) members elected by the Owners for the time being entitled to the exclusive use occupation and enjoyment of the Land and/or the Development or part thereof. The members of the Owners' Committee shall be made up of:
- (a) three (3) members shall be elected from the Owners of Residential Units;
  - (b) one (1) member shall be elected from the Owners of the Commercial Accommodation;
  - (c) one (1) member shall be elected from the Owners of the Parking Spaces.
- 7.3 The functions of the Owners' Committee shall include the following :-
- (a) the representing of the Owners in all dealings with the Manager;
  - (b) the undertaking of such other duties as the Manager may, with their approval, delegate to them;
  - (c) the reviewing of the annual management budget and revised management budget prepared by the Manager;
  - (d) the approval of the Development Rules made from time to time by the Manager;
  - (e) to elect a manager to take the place of the Manager in accordance with the provisions of Clause 4.2 hereof; and
  - (f) the exercise of all other powers and duties conferred on the Owners' Committee by virtue of these presents.
- 7.4 The following persons shall be eligible for membership of the Owners' Committee :-
- (a) Any Owner and, in the event of an Owner being a corporate body, any representative appointed by such Owner. The appointment of a representative by a corporate body shall be in writing addressed to the Owners' Committee and may be revoked at any time on notice in writing being given to the Owners' Committee.
  - (b) The husband or wife of any Owner duly authorised by the Owner which authorisation shall be in writing addressed to the Owners' Committee and may be revoked by the Owner at any time on notice in writing being given to the Owners' Committee PROVIDED THAT such husband or wife resides in the Development.

- 7.5 A member of the Owners' Committee shall hold office until :-
- (a) he resigns by notice in writing to the Owners' Committee; or
  - (b) he ceases to be eligible or is not re-elected at the meeting of Owners at which he stands for re-election; or
  - (c) he becomes bankrupt or insolvent or enters into a composition with his creditors or is convicted of a criminal offence other than a summary offence not involving his honesty or integrity; or
  - (d) he becomes incapacitated by physical or mental illness or death; or
  - (e) he is removed from office by resolution of a duly convened meeting of Owners.

In any of the events provided for in sub-clauses (a), (c) or (d) the Manager shall convene a meeting of the Owners to fill the casual vacancy thereby created.

- 7.6 A meeting of the Owners' Committee may be convened at any time by the chairman or any two members of the Owners' Committee.

- 7.7 The person or persons convening the meeting of the Owners' Committee shall, at least seven (7) days before the date of the meeting, give notice of the meeting to each member of the Owners' Committee. Such notice of meeting shall specify (i) the date, time and place of the meeting; and (ii) the resolutions (if any) that are to be proposed at the meeting. Such notice of meeting may be given:-

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

- 7.8 The quorum at a meeting of the Owners' Committee shall be 50% of the members of the Owners' Committee (rounded up to the nearest whole number) or 3 such members, whichever is the greater. No business shall be transacted at any time by the Owners' Committee unless a quorum is present when the meeting proceeds to business. If within half an hour from the time appointed for the meeting a quorum is not present, the meeting shall be dissolved.

- 7.9 A meeting of the Owners' Committee shall be presided over by :-

- (a) the chairman; or
- (b) in the absence of the chairman, a member of the Owners' Committee appointed as chairman for that meeting.

- 7.10 The Manager shall act as the secretary to the Owners' Committee and shall cause a record of the persons present at the meetings of the Owners' Committee and the proceedings thereof to be kept.

- 7.11 The following provisions shall apply in all meetings of the Owners' Committee :-



- (a) (i) All resolutions passed by a simple majority of votes at such meeting shall be binding on all the Owners but no such resolution shall be valid if it concerns any other matter not being the subjects contained in the notice convening the meeting or if it is contrary to the provisions of this Deed or any Sub-Deed;
  - (ii) A resolution put to the vote of the meeting shall be decided on a show of hands only;
  - (iii) At a meeting of the Owners' Committee, each member present shall have one vote on a resolution put to the vote of the meeting or on a question before the Owners' Committee and if there is an equality of votes the chairman shall have, in addition to a deliberative vote, a casting vote.
  - (b) The procedure at meetings of the Owners' Committee shall be as is determined by the Owners' Committee.
- 7.12 The Owners' Committee and the members thereof shall not be liable to the Owners or any of them or to any person or persons whomsoever whether claiming through, under or in trust for any Owner or otherwise, for or in respect of any act, deed, matter or thing done or omitted in pursuance or in purported pursuance of the provisions of this Deed not being an act or omission involving criminal liability or dishonesty or negligence by or on the part of any or all of the members of the Owners' Committee, and the Owners shall fully and effectually indemnify the Owners' Committee from and against all actions, proceedings, claims and demands whatsoever arising directly or indirectly out of or in connection with any act, deed, matter or thing done or omitted as aforesaid which does not involve criminal liability, dishonesty or negligence on the part of the Owners' Committee or the members thereof and all costs and expenses in connection therewith.
- 7.13 No remuneration shall be payable to the Owners' Committee or any member thereof but such members shall be entitled to be reimbursed for all out-of-pocket expenses reasonably and necessarily incurred in carrying out their duties.
- 7.14 (a) The Owners' Committee shall cause to be kept records and minutes of :-
- (i) the appointment and vacation of appointments of all its members and all changes therein;
  - (ii) all resolutions and notes of proceedings of the Owners' Committee;
  - (iii) the members present at all meetings.
- (b) Such records and minutes shall be kept in such place as the Owners' Committee may from time to time determine and shall be open to inspection by any Owner on a reasonable notice being given and such Owner shall also be entitled to extracts thereof on paying reasonable charges therefor. All charges received shall be credited to the Special Fund.
- 7.15 Nothing herein contained shall prevent the Owners' Committee from forming sub-committees for the recreation and welfare of the residents of the Development or for community concerns or to co-opt any Owners who are not members of the Owners' Committee to serve on such sub-committees.
- 7.16 Subject to the provisions in Schedule 7 to the Building Management Ordinance, the procurement of supplies, goods or services by the Owners' Committee that involves an

amount in excess of or likely to be in excess of HK\$200,000 (or such other sum as the Authority may specify by notice in the Gazette) or an amount which is or is likely to be more than 20% of the annual management budget (or such other percentage as the Authority may specify by notice in the Gazette), whichever is the lesser, must be by invitation to tender and the standards and guidelines as may be specified in the Code of Practice referred to in Section 20A of the Building Management Ordinance will apply to the Owners' Committee with any appropriate variation.

## SECTION VIII

### **8. Meeting of Owners**

8.1 From time to time as occasion may require there shall be meetings of the Owners for the time being of the Undivided Shares to discuss and decide matters concerning the Development and in regard to such meetings the following provisions shall apply :-

- (a) A meeting of Owners may be convened by :-
  - (i) the Owners' Committee;
  - (ii) the Manager; or
  - (iii) an Owner appointed to convene such a meeting by the Owners of not less than 5% of the Undivided Shares in aggregate.
- (b) The person convening the meeting of the Owners shall, at least 14 days before the date of the meeting, give notice of the meeting to each Owner. Such notice of meeting shall specify:-
  - (i) the date, time and place of the meeting; and
  - (ii) the resolutions (if any) that are to be proposed at the meeting.
- (c) The notice of meeting referred to in sub-clause (b) above may be given -
  - (i) by delivering it personally to the Owner;
  - (ii) by sending it by post to the Owner at his last known address; or
  - (iii) by leaving it at the Owner's Unit or depositing it in the letter box for that Unit.
- (d) The quorum at a meeting of Owners shall be 10% of the Owners. No business shall be transacted at any meeting unless a quorum is present when the meeting proceeds to business. For the purposes of this sub-clause, the reference in this sub-clause to "**10% of the Owners**" shall :-
  - (i) be construed as a reference to 10% of the number of persons who are Owners without regard to their ownership of any particular percentage of the total number of Undivided Shares into which the Land and the Development were divided; and
  - (ii) not be construed as the Owners of 10% of the Undivided Shares in aggregate.
- (e) A meeting of Owners shall be presided over by the chairman of the Owners' Committee or, if the meeting is convened under sub-clause (a)(ii) or (iii) above, the person convening the meeting.
- (f) The chairman shall cause a record to be kept of the persons present at the meeting and the proceedings thereof.
- (g) At a meeting of Owners :-

- (i) an Owner shall have one vote in respect of each Undivided 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 an Undivided Share, the vote in respect of the Undivided Share may be cast -
  - (A) by a proxy jointly appointed by the co-Owners;
  - (B) by a person appointed by the co-Owners from amongst themselves; or
  - (C) if no appointment is made under sub-sub-clause (iii)(A) or (B) above, 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 an Undivided Share and more than one of the co-Owners seeks to cast a vote in respect of the Undivided 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 Undivided Share in the register kept at the Land Registry shall be treated as valid; and
- (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.
- (h) (i) An instrument appointing a proxy shall be in the form set out in Form 1 in Schedule 1A to the Building Management Ordinance, and
  - (A) shall be signed by the Owner; or
  - (B) 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.
- (ii) The instrument appointing a proxy shall be lodged with the chairman of the Owners' Committee or, if the meeting is convened under sub-clause (a)(ii) or (iii) above, the person convening the meeting at least 48 hours before the time for the holding of the meeting.
- (iii) A proxy appointed by an Owner to attend and vote on behalf of the Owner shall, for the purposes of the meeting, be treated as being the Owner present at the meeting.
- (i) The procedure at a meeting of Owners shall be as is determined by the Owners.
- (j) Save as otherwise herein provided any resolution on any matter concerning the Development passed by a simple majority of votes at a duly convened meeting by the Owners present in person or by proxy and voting shall be binding on all the Owners of the Development Provided as follows:-

- (i) The notice convening the meeting shall have been duly given and shall have specified the intention to propose a resolution or resolutions concerning such matters.
- (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 or is otherwise contrary to this Deed or any Sub-Deed.
- (iv) A resolution may be passed as to the manner in which the powers hereby conferred on the Manager are to be exercised or carried out but no such resolution shall be valid to the extent that it purports to take away or abrogate or prevent the exercise of any of the powers of the Manager.
- (v) A resolution may be passed to dismiss the Manager by giving the Manager not less than three (3) months' notice in writing or in lieu of such notice, with an agreement to be made with the Manager for the payment to the Manager of a sum equal to the amount of remuneration which would have accrued to him during that period, but no such resolution shall be valid unless such resolution is passed by the Owners of not less than 50% of the total number of Undivided Shares in the Development (excluding the Undivided Shares allocated to the Common Areas and Facilities).
- (vi) For the purposes of sub-clause (j)(v) only:-
  - (A) only the Owners of Undivided Shares who pay or who are liable to pay the management contribution relating to those Undivided Shares shall be entitled to vote; and
  - (B) the reference in the said sub-clause (j)(v) to **“the Owners of not less than 50% of the total number of Undivided Shares”** shall be construed as a reference to the Owners of not less than 50% of the total number of Undivided Shares who are entitled to vote.
- (k) The accidental omission to give notice as aforesaid to any Owner shall not invalidate the proceedings at any meeting or any resolution passed thereat.
- (l) The Undivided Shares allocated to the Common Areas and Facilities shall not carry any voting rights at any meeting whether under this Deed, the Building Management Ordinance or otherwise or liability to pay any fees or charges under this Deed. Such Undivided Shares shall not be taken into account for the purpose of calculating the quorum of any meeting under this Deed, the Building Management Ordinance or otherwise.

## SECTION IX

### **9. Extinguishment of Rights**

- 9.1 In the event of the whole or any part of the Development being so damaged by fire, typhoon, earthquake, subsidence or other cause rendering it substantially unfit for use or habitation or occupation, the Owners holding not less than 75% of the Undivided Shares allocated to that damaged part(s) of the Development (excluding the Undivided Shares allocated to the Common Areas and Facilities) may convene a meeting and decide by a resolution of not less than 75% of the Owners present in person or by proxy and voting in the meeting whether or not to rebuild or reinstate the damaged part(s) of the Development. The resolution is to be binding upon all the Owners of the damaged part(s) of the Development.
- 9.2 The following provisions shall apply to a meeting convened as provided in Clause 9.1 hereof :-
- (a) The person convening such meeting of the Owners shall, at least 14 days before the date of the meeting, give notice of the meeting to each Owner. Such notice of meeting shall specify:
    - (i) the date, time and place of the meeting; and
    - (ii) the resolutions (if any) that are to be proposed at the meeting.
  - (b) The notice of meeting referred to in sub-clause (a) above shall be posted on the public notice boards of or a prominent place in the Development and if possible, may be given :
    - (i) by delivering it personally to the Owner;
    - (ii) by sending it by post to the Owner at his last known address; or
    - (iii) by leaving at the Owner's Unit or depositing it in the letter box for that Unit.
  - (c) No business shall be transacted at any meeting unless a quorum is present when the meeting proceeds to business and the Owners present in person or by proxy who in the aggregate have vested in them not less than seventy-five per cent (75%) of the total number of Undivided Shares of the damaged part(s) of the Development (excluding the Undivided Shares allocated to the Common Areas and Facilities) shall be a quorum.
  - (d) The Chairman of the Owners' Committee or the person convening such meeting shall be the chairman of the meeting.
  - (e) The chairman shall cause a record to be kept of the persons present at the meeting and notes of the proceedings thereof.
  - (f) At such meeting of the Owners, an Owner may cast a vote personally or by proxy.
  - (g) (i) An instrument appointing a proxy shall be in the form set out in Form 1 in Schedule 1A to the Building Management Ordinance, and
    - (1) shall be signed by the Owner; or

- (2) 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.
  - (ii) The instrument appointing a proxy shall be lodged with the chairman of the Owners' Committee or the person convening the meeting at least 48 hours before the time for the holding of the meeting.
  - (iii) 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 that meeting.
- (h) A resolution passed at a duly convened meeting by not less than 75% of the Owners present in person or by proxy shall be binding on all the Owners of damaged part(s) of the Development PROVIDED as follows:-
- (i) the notice convening the meeting shall specify the intention to propose a resolution concerning such matter;
  - (ii) any resolution purported to be passed at any such meeting concerning any other matter shall not be valid;
  - (iii) no resolution shall be valid if it is contrary to the provisions of this Deed.
- (i) The accidental omission to give notice as aforesaid to any Owner shall not invalidate the meeting or any resolution passed thereat.

## SECTION X

### **10. Miscellaneous Provisions**

- 10.1 (a) No provision of this Deed shall contradict, overrule or fail to comply with the provisions of the Building Management Ordinance and the Schedules thereto.
- (b) Nothing in this Deed conflicts with or is in breach of the conditions of the Government Grant. If any provision contained in this Deed conflicts with the Government Grant, the Government Grant shall prevail.
- (c) All Owners (including the First Owner) and the Manager covenant with each other to comply with the conditions of the Government Grant so long as they remain as Owners or (as the case may be) the Manager. The covenants and provisions of this Deed are binding on all Owners and the benefit and burden thereof are annexed to the Land and the Development and to the Undivided Share(s) in respect thereof.
- 10.2 Each Owner shall on ceasing to be the Owner of any Undivided Share and the Unit enjoyed therewith notify the Manager of such cessation within one (1) month from the date of the relevant assignment and such Owner shall remain liable for all such sums and for the observance and performance of such terms and conditions up to the date on which he ceases to be the Owner.
- 10.3 No person shall, after ceasing to be the Owner of any Undivided Share, be liable for any debt liability or obligation under the covenants, terms and conditions of this Deed in respect of such Undivided Share and the Unit held therewith save and except in respect of any breach, non-observance or non-performance by such person of any such covenant or term and condition prior to his ceasing to be the Owner thereof.
- 10.4 There shall be public notice boards (which may be in electronic form) at such prominent places in the Development as the Manager may from time to time determine. There shall be exhibited on each of such public notice boards a copy of the Development Rules from time to time in force and all notices which under this Deed are required to be exhibited thereon and such other notices and announcements as the Manager may from time to time decide to exhibit or approve for exhibition thereon. Except in the case of a notice required by this Deed or by law to be served personally or in any other manner, the exhibition of a notice on such public notice boards for seven (7) consecutive days shall be due notice of the contents thereof to each Owner, his tenants, licensees, servants and agents.
- 10.5 Subject as hereinbefore provided in the case of notices to be affixed to the public notice boards, all notices or demands required to be served hereunder shall be sufficiently served if addressed to the party to whom the notices or demands are given and sent by prepaid post to or left at the Unit or the letter box thereof of which the party to be served is the Owner, except that,
- (a) where notice or demand is to be given to an Owner not occupying his Unit, and such Owner has provided the Manager with an address in Hong Kong in accordance with Clause 10.6 below, then such notice or demand shall be sufficiently served if addressed to such Owner and sent by prepaid post to the said address provided in accordance with Clause 10.6 below; and
- (b) where notice is to be given to an Owner who is a mortgagor, such notice may also be served on the mortgagee, if a company, at its registered office or last known place of business in Hong Kong and, if an individual, at his last known address.



All notices required to be given to the Manager shall be sufficiently served if sent by prepaid post addressed to or if by hand left at the registered office of the Manager.

- 10.6 Each Owner shall notify the Manager of the name and address in Hong Kong of the person authorized by him to accept service of process. Any Owner not occupying or using his Unit shall provide the Manager with an address in Hong Kong for service of notices under the provisions of this Deed, failing which the address of such Unit is deemed to be his address for service.
- 10.7 (a) The First Owner shall at its own costs and expenses provide a direct translation in Chinese of this Deed and deposit a copy of this Deed and its Chinese translation in the management office of the Development within one month after the date of this Deed. Copies of this Deed and its Chinese translation shall be made available for inspection by all Owners free of costs at the management office of the Development. A copy of this Deed or its Chinese translation or both shall be supplied by the Manager to an Owner on request and upon payment of a reasonable charge. All charges received shall be credited to the Special Fund. In the event of dispute as to the effect or construction of this Deed and its Chinese translation, the English text of this Deed shall prevail.
- (b) The First Owner shall deposit a copy of Schedules 7 and 8 to the Building Management Ordinance (English and Chinese versions) in the management office for reference by all Owners 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.
- 10.8 A set of the plans annexed hereto showing the Common Areas and Facilities shall be kept at the management office of the Development for inspection by the Owners during normal office hours free of costs and charges.
- 10.9 At any time after the formation and during the existence of the Owners' Corporation under the Building Management Ordinance, the Owners' meeting convened under this Deed shall be replaced and substituted by the general meeting of the Owners' Corporation and the Owners' Committee formed under this Deed shall be replaced and substituted by the management committee of the Owners' Corporation.
- 10.10 (a) The First Owner at its own costs and expenses has prepared a schedule of the Works and Installations in the Development, which require regular maintenance on a recurrent basis. The schedule of the Works and Installations is set out in the SIXTH SCHEDULE to this Deed (subject to revisions as provided for in sub-clauses (e) and (f) below).
- (b) The First Owner shall at its own costs and expenses prepare and compile for the reference of the Owners and the Manager a maintenance manual for the Works and Installations 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.
- (c) The First Owner shall deposit a full copy of the maintenance manual for Works and Installations in the management office of the Development within one month after the date of this Deed for inspection by all Owners free of charge and taking copies on payment of a reasonable charge. All charges received shall be credited to the Special Fund.
- (d) The Owners shall at their own costs and expenses inspect, maintain and carry out all necessary works for the maintenance of the Development and such parts of the Development the sole and exclusive right and privilege to hold, use, occupy and enjoy the same as may be held by the respective Owners including the Works and Installations.
- (e) The schedule and the maintenance manual for the Works and Installations may be revised in future to take into account any necessary changes, including but not limited to addition of works and installations in the Development and the updating of maintenance strategies in step with changing requirements.
- (f) The Owners may, by a resolution of Owners at an Owners' meeting convened under this Deed, decide on the revisions to be made to the schedule and the maintenance manual for the Works and Installations, in which event the Manager shall procure from a qualified professional or consultant the revised schedule and the revised maintenance manual for the Works and Installations within such time as may be prescribed by the Owners in an Owners' meeting convened under this Deed.
- (g) All costs incidental to the preparation of the revised schedule and the revised maintenance manual for the Works and Installations shall be paid out of the Special Fund.
- (h) The Manager shall deposit the revised maintenance manual for the Works and Installations in the management office of the Development within one month after the date of its preparation for inspection by all Owners free of charge and taking copies on payment of a reasonable charge. All charges received shall be credited to the Special Fund.
- 10.11 (a) The Owners shall at their own costs and expenses maintain in good substantial repair and condition to the satisfaction of the Director of Lands and carry out all works in respect of the Slopes and Retaining Walls as required by the Government Grant and in accordance with the "Geoguide 5 – Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the Slope Maintenance Manual.

- (b) The Manager shall have full authority of the Owners to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slopes and Retaining Walls in compliance with the conditions of the Government Grant and in accordance with the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of slopes and retaining walls. For the purpose of this sub-clause, the reference to “**the Manager**” includes the Owners’ Corporation, if formed.
  - (c) All Owners shall pay the Manager all costs lawfully incurred or to be incurred by the Manager in carrying out maintenance, repair and any other works in respect of the Slopes and Retaining Walls.
  - (d) The Manager shall not be made personally liable for carrying out any such requirements in respect of the Slopes and Retaining Walls under the conditions of the Government Grant, which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners.
  - (e) The First Owner shall deposit a full copy of the Slope Maintenance Manual in the management office of the Development within one month after the date of this Deed for inspection by all Owners free of charge and taking copies upon payment of a reasonable charge. All charges received shall be credited to the Special Fund.
- 10.12 No provision in this Deed shall operate to prohibit, prevent, hinder or prejudice the establishment or operation of RCHE or RCHD, or the use of the Land or any part thereof or any building or part of any building erected thereon for the purpose of RCHE or RCHD.
- 10.13 The covenants and provisions of this Deed shall be binding on the parties hereto and their respective executors, administrators, successors in title and assigns and the benefit and burden thereof shall be annexed to the Units and Common Areas and Facilities and to the Undivided Share or Shares held therewith.

**IN WITNESS** whereof the parties hereto have caused this Deed to be executed the day and year first above written.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**Allocation of Undivided Shares and Management Shares**

**Section 1: Summary**

<b>Part</b>	<b>Unit</b>	<b>Undivided Shares</b>	<b>Management Shares</b>
A.	Residential Units	8,526	8,526
B.	Commercial Accommodation	2,310	2,310
C.	Parking Spaces	238	238
D.	Common Areas and Facilities	100	0
	<b>Total:</b>	<b>11,174</b>	<b>11,074</b>

## Section 2: Schedule of Allocation

### A. Residential Units

Floor	Unit	Undivided Shares	Management Shares
8 <sup>th</sup> Floor – 12 <sup>th</sup> Floor, 15 <sup>th</sup> Floor – 23 <sup>rd</sup> Floor, 25 <sup>th</sup> Floor – 31 <sup>st</sup> Floor (21 storeys)	A1 #	36 each	36 each
	A2 #	28 each	28 each
	A3 #	28 each	28 each
	A5 +	27 each	27 each
	A6 #	28 each	28 each
	A7 #	30 each	30 each
	A8 +	26 each	26 each
	B1 #	36 each	36 each
	B2 #	28 each	28 each
	B3 #	28 each	28 each
	B5 +	27 each	27 each
	B6 #	28 each	28 each
	B7 #	30 each	30 each
	B8 +	26 each	26 each
<b>Total:</b>		<b>8,526</b>	<b>8,526</b>

Remark:

1. There is no 4/F, 13/F, 14/F and 24/F.
2. + means including balcony thereof. Reference to balcony includes enhanced acoustic balcony.
3. # means including balcony and utility platform thereof. Reference to utility platform includes maintenance utility platform.

### B. Commercial Accommodation

Unit	Undivided Shares	Management Shares
Commercial Accommodation	2,310	2,310
<b>Total:</b>	<b>2,310</b>	<b>2,310</b>

### C. Parking Spaces

Unit	Undivided Shares	Management Shares
Residential Car Parking Spaces	143 (13 each)	143 (13 each)
Residential Motor Cycle Parking Space	2	2
Commercial Car Parking Spaces	91 (13 each)	91 (13 each)
Commercial Motor Cycle Parking Space	2	2
<b>Total:</b>	<b>238</b>	<b>238</b>

### D. Common Areas and Facilities

Type	Undivided Shares	Management Shares
Development Common Areas and Facilities	37	0
Carpark Common Areas and Facilities	14	0
Residential Common Areas and Facilities	44	0
Commercial Common Areas and Facilities	5	0
<b>Total:</b>	<b>100</b>	<b>0</b>

## THE SECOND SCHEDULE ABOVE REFERRED TO

### Rights, Privileges and Easements

#### Part A

1. The Owner of each Undivided Share together with the full and exclusive right to hold use occupy and enjoy any part of the Development (in this Schedule referred to as “**his premises**”) shall have the benefit of the following rights and privileges SUBJECT TO the provisions of the Government Grant, this Deed, the Development Rules and the rights of the Manager as provided in this Deed:-
  - (a) The right to subjacent and lateral support and to shelter and protection from the other parts of the Development SUBJECT as aforesaid;
  - (b) The free and uninterrupted passage and running of water, sewage, gas, electricity, ventilation, telephone and various other services (if any) from and to his premises through the sewers, drains, watercourses, cables, pipes and wires which now are or may at any time hereafter be in, under or passing through his premises or the Development or any part or parts thereof for the proper use and enjoyment of his premises SUBJECT as aforesaid; and
  - (c) Subject to the consent of the Manager and (as the case may be) the Owners of the relevant Units, the right for any Owner with or without workmen plant equipment and materials at all reasonable times upon reasonable prior notice (except in the case of emergency) to enter upon other parts or Units of the Development for the purpose of carrying out any works for the maintenance and repair of his premises including any conducting media exclusively serving the same (such work not being the responsibility of the Manager under this Deed and which cannot be practically carried out without such access) causing as little disturbance as possible and forthwith making good any damage caused thereby SUBJECT as aforesaid. For the purpose of this sub-clause, conducting media means pipes, wires, cables, sewers, drains, water courses, trunking, ducts, flues, gutters, gullies, channels, conduits and other media.
2. In addition to the above rights and privileges, the Owner of each Undivided Share attributable to the Residential Units shall have the full right and liberty subject to payment of the prescribed fees (if any) (but SUBJECT ALWAYS TO the provisions of the Government Grant, this Deed, the Development Rules and the rights of the Manager and the First Owner provided in this Deed) for the Owner for the time being, his tenants, servants, agents, lawful occupants and their bona fide visitors (in common with all persons having the like right) to go pass or repass over and along and to use the Club House for the purposes for which they are designed PROVIDED THAT in exercising such rights of use no Owner shall interfere with or permit or suffer to be interfered with the general amenities, equipment or services provided and that each Owner shall comply with the Development Rules.
3. Each Owner of a Residential Unit, his tenants, servants, agents, invitees and licensees shall have the right (in common with others having like rights) to go pass and repass over and along and to use the Commercial Accommodation and the Commercial Common Areas and Facilities on Ground Floor and the Carpark Common Areas and Facilities on Basement and Ground Floor for all purposes connected with the proper use and enjoyment of the Development Common Areas and Facilities on Basement and Ground Floor, provided that such person shall make good any damage caused to any part of the Commercial Accommodation and the Commercial Common Areas and Facilities on Ground Floor and the Carpark Common Areas and Facilities on Basement and Ground Floor.

4. The Owner of the Commercial Accommodation, his tenants, servants, agents, invitees and licensees shall have the right (in common with others having like rights) to go pass and repass over and along and to use the Carpark Common Areas and Facilities on Basement and Ground Floor for all purposes connected with the proper use and enjoyment of the Development Common Areas and Facilities on Basement, provided that such person shall make good any damage caused to any part of the Carpark Common Areas and Facilities on Basement and Ground Floor.
5. The Manager, its employees, agents and contractors shall have the right (in common with others having like rights) to go pass and repass over and along and to use the Commercial Accommodation on First Floor and Second Floor for all purposes connected with the Manager's duties and powers under this Deed in respect of the Development Common Areas and Facilities on First Floor and Second Floor, provided that the Manager shall make good any damage caused to any part of the Commercial Accommodation on First Floor and Second Floor and shall be liable for any act or omission involving criminal liability, dishonesty, wilfulness or negligence on the part of the Manager or its employees, agents or contractors in the course of exercising this right.
6. The Owner of the Commercial Accommodation shall have the right (in common with others having like rights) to go pass and repass over and along and to use the Residential Common Areas and Facilities on 6th Floor for all purposes connected with the proper use and enjoyment of the owner's committee office forming part of the Development Common Areas and Facilities on 6th Floor, provided that such person shall make good any damage caused to any part of the Residential Common Areas and Facilities on 6th Floor.

## **Part B**

1. The following are the rights and privileges subject to which the Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy his premises is held:-
  - (a) The full right and privilege of the Manager at all reasonable times on reasonable notice (except in an emergency) with or without agents, surveyors, workmen and others and with or without equipment and apparatus to enter into and upon his premises for the purposes of carrying out necessary repairs to the Development or any part or parts thereof or any of the Common Areas and Facilities therein or any other apparatus and equipment used or installed for the benefit of the Development or any part or parts thereof as part of the amenities thereof or to abate any hazard or nuisance which does or may affect the Common Areas and Facilities or other Owners and the Manager shall at his own costs and expenses repair any damage so caused and shall be liable for any act or omission involving criminal liability, dishonesty, wilfulness or negligence on the part of the Manager or its employees, agents or contractors;
  - (b) Rights of the First Owner set forth in Section III of this Deed;
  - (c) Rights and privileges equivalent to those set forth in Clause 1 of Part A of this Second Schedule.
2. The Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy the Commercial Accommodation is held subject to the rights and privileges equivalent to those set forth in Clauses 3 and 5 of Part A of this Second Schedule.



## THE THIRD SCHEDULE ABOVE REFERRED TO

### Covenants, Provisions and Restrictions

1. No Owner shall make any structural alteration to any part of the Development owned by him (including but not limited to the external walls, structure or façade of the Unit owned by him or any installation or fixture therein) which may damage or affect or interfere with the right of other Owner(s) or the use and enjoyment of any other part or parts of the Development whether in separate or common occupation (in particular the supply of water, electricity, gas or other utilities) nor shall any Owner use, cut, injure, damage, alter or interfere with any part or parts of the Common Areas and Facilities or any equipment or apparatus on, in or upon the Land not being equipment or apparatus for his exclusive use and benefit.
2. No Owner shall permit or suffer to be done any act or thing in contravention of the terms and conditions of the Government Grant or whereby any insurance on the Development or any part thereof may become void or voidable or whereby the premia for any such insurance may be increased and in the event of any breach of this Clause by any Owner, in addition to any other liability incurred thereby, such Owner shall pay to the Manager the amount of any increase in premium caused by or on account of such breach.
3. No Owner shall at any time exercise or attempt to exercise any statutory or common law right to partition the Land or the Development or any of the Units.
4. Subject to the provisions of Clause 3.1 of this Deed, no Owner shall do or permit or suffer to be done by his tenants, occupiers or licensees any act, deed, matter or thing which in any way interferes with or affects or which is likely to interfere with or affect the construction of any part of the Development at any time in the course of construction or the management and the maintenance of the Land and the Development.
5.
  - (a) No Owner including the First Owner shall have the right to convert the Common Areas and Facilities or any part thereof to his own use or for his own benefit unless with approval by a resolution of the Owners' Committee. Any payment received for the granting of such approval shall be credited to the Special Fund.
  - (b) No Owner (including the First Owner) shall have the right to convert or designate as Common Areas and Facilities such part(s) of the Development the sole and exclusive right and privilege to hold, use, occupy and enjoy the same as may be held by him unless the approval by a resolution of the Owners at an Owners' meeting convened under this Deed has been obtained. Neither the Owners (including the First Owner) nor the Manager shall have the right to re-convert or re-designate the Common Areas and Facilities to his own use or for his own benefit.
6. No part of the Common Areas and Facilities shall be obstructed nor shall any refuse or other matter or things be placed or left thereon and no Owner shall do or suffer or permit to be done anything in such areas as may be or become a nuisance to any other Owners or occupiers of any other part of the Development.
7. No Owner shall use or permit or suffer the part of the Development owned by him to be used for any illegal or immoral purpose nor shall he do, cause or permit or suffer to be done any act or thing which may be or become a nuisance or annoyance to or cause damage to the other Owners and occupiers for the time being of the Development.

8. (a) No Owner shall use or permit or suffer any part of the Development owned by him to be used except in accordance with the Government Grant, the Occupation Permit, this Deed and any Ordinances and Regulations from time to time applicable thereto.
- (b) Subject to the provisions of Clause 10.12 of this Deed, no Owner shall use or cause or permit any Unit to be used for industrial or godown purposes or for the purpose of mahjong school, funeral parlour, coffin shop, temple, buddhist hall or for the performance of the ceremony known as “Ta Chai (打齋)” or any similar ceremony or as a boarding house, apartment house, dance hall, music hall or for any noisy or offensive trade or business.
- (c) No Residential Unit shall be used for any purpose other than for private residential purpose and in particular shall not be used for any form of commercial letting in bed spaces or cubicles.
- (d) No Commercial Unit shall be used otherwise than in accordance with the Government Grant;
- (e) No Residential Car Parking Spaces shall be used other than for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap. 374 of the laws of Hong Kong), any regulations made thereunder and any amending legislation belonging to the residents of the Residential Accommodation and their bona fide guests, visitors or invitees.
- (f) No Commercial Car Parking Spaces shall be used other than for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap. 374 of the laws of Hong Kong), any regulations made thereunder and any amending legislation belonging to the occupiers of the Commercial Accommodation and their bona fide guests, visitors or invitees.
- (g) The Residential Motor Cycle Parking Space shall not be used other than for the parking of motor cycles licensed under the Road Traffic Ordinance (Cap. 374 of the laws of Hong Kong), any regulations made thereunder and any amending legislation belonging to the residents of the Residential Accommodation and their bona fide guests, visitors or invitees.
- (h) The Commercial Motor Cycle Parking Space shall not be used other than for the parking of motor cycles licensed under the Road Traffic Ordinance (Cap. 374 of the laws of Hong Kong), any regulations made thereunder and any amending legislation belonging to the occupiers of the Commercial Accommodation and their bona fide guests, visitors or invitees.
- (i) The Visitor Parking Space shall not be used other than for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap. 374 of the laws of Hong Kong), any regulations made thereunder and any amending legislation belonging to the bona fide guests, visitors or invitees of the residents of the Residential Accommodation.
- (j) The Accessible Car Parking Space shall not be used other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance (Cap. 374 of the laws of Hong Kong), any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the Development and their bona fide guests, visitors or invitees.

- (k) The Parking Spaces, the Visitor Parking Space, the Accessible Car Parking Space shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services and no structure or partitioning shall be erected thereon.
- (l) The Residential Loading and Unloading Space shall not be used other than for the loading and unloading of goods vehicles in connection with the Residential Accommodation.
- (m) No Commercial Loading and Unloading Spaces shall be used other than for the loading and unloading of goods vehicles in connection with the Commercial Accommodation.
- (n) Except with the prior consent of the Building Authority, the Greenery Areas shall not be used other than as greenery.
- (o) No Owner shall install, place or store any air-conditioning unit, furniture, machinery, goods or chattels or other things on the canopies or any part thereof.

PROVIDED THAT subject to Special Condition No.(14) of the Government Grant, the First Owner may use any Unit(s) and such other part(s) of the Development which has not been sold or assigned by the First Owner for the purposes of a sales office and show flats and related marketing activities and that the First Owner shall cause as little disturbance and inconvenience to the other Owners when exercising this right.

- 9. No partitioning shall be erected or installed in a Unit which does not leave clear access for fire exits and no windows shall be wholly or partially blocked or the light and air therefrom in any way obstructed.
- 10. Subject to the rights of the First Owner and the rights of the Owners of the Commercial Units herein provided, no Owner shall erect or place or cause or permit to be erected or placed any advertising sign or other structure on the Non-enclosed Areas forming part of his Residential Unit or any other part thereof and the Manager shall have the right to, on reasonable notice (except in an emergency), enter to remove anything erected or placed on the Non-enclosed Areas of his Residential Unit or any part thereof in contravention of this provision at the cost and expense of the Owner erecting or placing the same.
- 11. No Owner shall permit or suffer to be erected, affixed, installed or attached in or on or at the door or doors or entrance or entrances of any part of his Residential Unit any metal grille, shutter or gate.
- 12. No Owner shall erect, affix, install or attach or permit or suffer to be erected, affixed, installed or attached in or on or to be displayed from any Residential Unit any advertising or other sign of any description (except a small name plate outside the entrance door of a Residential Unit giving the Owner's or occupier's name).
- 13. No Owner shall store or permit to be stored in any Residential Unit any hazardous, dangerous, combustible or explosive goods or materials except such as may be reasonably required for the purpose of domestic cooking and heating.
- 14. No Residential Unit or any part thereof shall be used for the storage of goods or merchandise other than the personal and household possession of the Owner or occupier.

15. No Owner shall without the Manager's prior written approval and obtaining all necessary licences from the appropriate Government authorities store or permit or suffer to be stored in any Commercial Unit any hazardous, dangerous, combustible or unlawful goods or explosive substances, or any "dangerous" or "prohibited" goods within the meaning of the Dangerous Goods Ordinance (Cap.295 of the laws of Hong Kong).
16. No Owner shall cut, maim, alter, affix, interfere with or in any other way affect any pipes, valves, ducts, lightning conductors, communal television and radio aerial system, and/or cable television system (if any), fixtures or any other installation on the external surfaces provided in the Development as part of the Common Areas and Facilities.
17. No Owner shall be entitled to connect any installation to the communal television and radio aerial system and cable television system (if any) installed by the First Owner or the Manager except with the permission of the Manager and in accordance with any Development Rules relating to the same. No Owner shall affix or install his own private aerial outside any part of the Unit or Development.
18. No air-conditioning or other units shall be installed through any window or external wall of the Residential Unit other than at places designated for such purpose and all possible measures shall be taken to prevent excessive noise, condensation or dripping on to any part of the Land or the Development. Every Owner shall also at his own cost and expense keep and maintain the air-conditioning or other units or plants (if any) serving exclusively his Unit in good repair and condition.
19. Subject to the rights of the First Owner, no Owner shall erect, install or otherwise affix or allowed to be erected, installed or otherwise affixed any external signs, signboards, notices, advertisements, flags, banners, poles, cages, shades, or other projections or structures whatsoever on the external surfaces of or extending outside the exterior of his Unit or any part of the Development or be projected from the Development or any part thereof.
20. Subject to the rights of the First Owner and the rights of the Owners of the Commercial Units herein provided, no Owner shall exhibit, display or allow or suffer to be exhibited or displayed on the external parts of any building or structure erected or to be erected on the Land any bill, notice, placard, poster, sign or advertisement whatsoever.
21. No clothing or laundry shall be hung outside the Unit or any part thereof (other than in the spaces specifically provided therefor) or in the Common Areas and Facilities.
22. No Owner shall keep, hang or exhibit or permit or suffer to be kept, hung or exhibited any washing, cloth, clothing or any unsightly objects or store or permit or suffer to be stored any utensils or other articles upon the external walls and the Non-enclosed Areas of his Residential Unit or any other areas which in the opinion of the Manager shall be undesirable or constitute a nuisance to other Owners or occupiers of the Development and the Manager shall have the right to remove such articles without notice at the cost of the offending Owner.
23. No Owner shall erect or build or suffer to be erected or built on or upon the Non-enclosed Areas forming part of his Residential Unit or external wall any structure whatsoever either of a permanent or temporary nature. The Manager shall have the right to, on reasonable notice (except in an emergency), enter (including the offending Owner's part of the Development) and remove from the Non-enclosed Areas of the Residential Unit and external wall such structure at the cost of the offending Owner and to erect thereon scaffolding and other equipment necessary for repairing and maintaining the plumbing facilities, the external wall and windows of the Development.

24. No Owner shall do or suffer or permit to be done anything whereby the flush or drainage system of the Development may be clogged or efficient working thereof may be impaired.
25. Not to use water closets and other water apparatus in the Development for any purpose other than those for which they were constructed nor shall any sweeping, rubbish, rags or any other articles be thrown into the same. Any damage resulting from misuse of any water closets or apparatus shall be paid for by the Owner or occupier in whose Unit it shall have been caused.
26. No Owner shall make or cause or permit any disturbing noise in his Unit or do or cause or permit anything to be done which will interfere with the rights, comforts and convenience of other occupants of the Development.
27. No dog, cat, bird, animal or pet, other than a reasonable and usual number of normal household pets, shall be kept in any part of the Development PROVIDED THAT this Clause shall not apply to (i) trained guide dogs on leash for the visually impaired persons, or (ii) livestock, fish, poultry or other animal for business being carried on in the Commercial Units. In any event no dogs shall be permitted in the Common Areas and Facilities unless carried or on leash.
28. Subject to the rights of the First Owner herein provided, no Owner shall paint the outside of the Development including any part of the Development owned by him, or do or permit to be done any act or thing which may or will alter the façade or external appearance of his Unit or the Development (including any part owned by him) or the colour of the window glass panes and the window frames of his Unit.
29. No Owner shall throw out or discard or permit or suffer to be thrown out or discarded from any part of the Development owned by him any refuse, rubbish, litter or other article or thing whatsoever except using the services or facilities provided for the disposal thereof.
30. Not to allow bicycles, baby carriages, skateboards or similar vehicles to obstruct any Common Areas and Facilities.
31. No Owner shall install any furnace, boiler or other plant or equipment or use any fuel or use any method or process of manufacture or treatment which might in any circumstances result in the discharge or emission whether it be in the form of gas, smoke, liquid or otherwise and which shall in the opinion of the Manager be excessive or unnecessary or which may contravene the Air Pollution Control Ordinance (Cap. 311 of the laws of Hong Kong) or any amendments thereto.
32. No Owner shall make any alteration to or interfere with the sprinkler system, fire fighting equipment or door hold open device forming part of the Common Areas and Facilities or suffer to be done anything to such sprinkler system, fire fighting equipment or door hold open device which would constitute a breach of the Fire Services Ordinance (Cap. 95 of the laws of Hong Kong) or any by-laws or regulations made thereunder. If any extension of such sprinkler heads or smoke detectors or alteration to such fire fighting equipment or door hold open device shall be required by any Owner then such works, subject to the prior approval of the Manager, shall be carried out by the Manager or any contractor appointed or approved by the Manager at the expense of such Owner and in such manner as the Manager shall in its absolute discretion think fit.
33. No Owner shall perform installation or repair works to the electrical wiring from the switch rooms to any part or parts of the Development save with the written approval of the Manager and such works shall be carried out by the Manager or any contractor appointed by the

Manager at the expense of such Owner and in such manner as the Manager shall in its absolute discretion think fit.

34. No Owner shall place on any part of the floors of the Development or in any lifts any article, machinery, goods or merchandise which may cause the maximum floor or lift loading-bearing capacity thereof (as specified on such floor or lift) to be exceeded and in the event of breach of this covenant the Owner in default shall make good any damage caused thereby to that part of the Development or any fixtures and fittings therein.
35. No Owner shall remove, interfere with, damage or cut any tree growing on the Land or adjacent thereto except with the prior written consent of the Director of Lands and in compliance with any conditions that may be imposed by the said Director and each Owner shall be responsible to remedy and indemnify the other Owners in respect of any breach of this Clause including a breach by the occupants of his Unit and their guests or visitors.
36. Every Owner shall pay and discharge all existing and future Government rent (unless the same forms part of the Management Expenses pursuant to the provisions of this Deed), taxes, rates, assessments and outgoings payable in respect of such part of the Development of which he is the Owner and to indemnify the other Owners from and against all liability thereof.
37.
  - (a) Each Owner shall at its own cost and expense and in compliance with the Government Grant, this Deed and the Development Rules, manage, repair, maintain and upkeep his Unit and all services and facilities installed therein or used in connection therewith.
  - (b) Subject to the provisions of this Deed, each Owner shall keep and maintain his Unit and all wirings and piping thereto which do not form part of the Common Areas and Facilities and all electrical and sanitary appliances thereto in good repair and condition and shall maintain the same to the satisfaction of the Manager and in a manner so as to avoid any loss damage nuisance or annoyance to the Owners or occupiers of any other part or parts of the Land and the Development.
38. Every Owner shall observe and comply with all terms and provisions of the Government Grant and this Deed so long as he remains as owner of an Undivided Share.
39.
  - (a) The Non-enclosed Areas shall only be used as balcony or utility platform (as the case may be) in relation to or in connection with the use and enjoyment of the Residential Units for which they are provided;
  - (b) The design and location of the Non-enclosed Areas under the Building Plans shall not be altered in any way;
  - (c) The Non-enclosed Areas shall not be enclosed above safe parapet height other than as under the Building Plans;
  - (d) Each Owner of the Non-enclosed Areas shall (i) at his own cost keep the interior of such Non-enclosed Areas in good and substantial repair and condition and shall use the same in all respects in compliance with the Occupation Permit, the Buildings Ordinance (Cap. 123 of the laws of Hong Kong) and such other Ordinances, bye-laws and regulations promulgated by the Government from time to time; and (ii) be responsible for the financial support and maintenance of the same; and
  - (e) In the event of the above covenants being in breach, the Manager, without prejudice to the right of the other Owners, shall have the right to demand the defaulting Owners

to remedy the breach forthwith and if necessary to reinstate the Non-enclosed Areas to their original state under the Building Plans and if the defaulting Owners shall fail to comply with the Manager's demand, the Manager shall have the right to take such steps as it may in its absolute discretion consider necessary to secure compliance with the aforesaid covenants including but not limited to the right to, on reasonable notice (except in an emergency), enter upon the Residential Units concerned (including the Non-enclosed Areas provided therein) and remove any structures which are installed, exhibited, affixed, erected or attached to the Non-enclosed Areas or the Residential Units which are in breach of the aforesaid covenants. The defaulting Owner shall pay to the Manager all costs incurred by the Manager for or in relation to the steps taken by the Manager for the aforesaid purpose.

40. Owners who have a common wall adjoining their respective Residential Units shall each have the right to the use of the interior surface of the wall on his side subject to an obligation to maintain repair and reinstate such interior surface. Without prejudice to the said obligation, if the wall or any portion thereof (such wall not being structural wall and not being load bearing wall under the Building Plans and not forming part of the Common Areas and Facilities) is damaged or injured for any cause other than the act or negligence of either Owner, it shall be repaired, rebuilt or reinstated at their joint cost and expense with each bearing half of such cost and expense and such Owners shall repair, rebuild or reinstate the wall and contribute to such cost and expense forthwith.
41. No Owner shall carry out or cause to be carried out any alteration (structural or otherwise), interior fitting out or any construction works whatsoever to any Residential Unit or any Commercial Unit save with the prior written approval of the Manager which approval shall not be unreasonably withheld, which works shall be carried out in accordance with the Fit-out Rules. The Fit-out Rules may prescribe that the Owner of Residential Unit and the Owner of Commercial Unit shall deposit and maintain with the Manager a refundable decoration deposit of HK\$5,000 for Residential Unit and HK\$10,000 for Commercial Unit, or such other reasonable sum as may be determined by the Manager from time to time as security for the due observance and performance by the Owner of the Fit-out Rules when fitting-out or decorating his Unit. Such decoration deposit shall be refunded by the Manager without interest to the Owner of Residential Unit or the Owner of the Commercial Unit after the Owner has notified the Manager in writing that the fitting-out or decoration of his Unit has been completed and upon the Manager being satisfied that this is the case.
42. Each Owner of Residential Units shall at his own costs and expenses observe and comply with the Fire Safety Management Plan, in particular the provisions set out in the FOURTH SCHEDULE hereto, 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 cause his tenants and other occupants of his Residential Unit to observe and comply with the same.
43. No grave or columbarium shall be erected or made on the Land, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
44. (a) No Owner shall alter, interfere with or remove, or permit or be suffered to be altered, interfered with or removed the relevant part or parts of the Noise Mitigation Measures which form part of his Residential Unit except in accordance with the Building Plans. Each Owner shall at his own costs and expenses employ contractors nominated by the Manager to carry out repair, maintenance, replacement or reinstatement of the Noise Mitigation Measures which form part of his Residential Unit.

- (b) The Maintenance Windows shall be lockable and only be opened for maintenance access by the Owners of the relevant Residential Units only including but not limited to cleaning of the Maintenance Windows and not for ventilation purpose.



**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**Provisions relating to the Fire Safety Management Plan**

1. An Owner of Residential Unit (in this FOURTH SCHEDULE, the “**Relevant Owner**”) shall be responsible for maintenance and annual inspection of the fire safety provisions within his Residential Unit.
2. The Relevant Owner shall not:-
  - (a) alter, remove or obstruct any smoke detectors provided inside his Residential Unit and at the common lobby outside his Residential Unit;
  - (b) alter, remove or obstruct the sprinkler head provided at the ceiling immediately above the open kitchen of his Residential Unit; or
  - (c) alter or remove the full height wall having a fire resistance rating of not less than - /30/30 adjacent to the exit door of his Residential Unit.
3. The Relevant Owner shall allow the Manager and the registered fire services installation contractor(s) to enter with or without workmen, contractors and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice (except in case of emergency) into his Residential Unit to carry out (at the cost and expense of the Relevant Owner) annual check and maintenance of the fire safety provisions including but not limited to smoke detectors and sprinkler heads within his Residential Unit.
4. The Relevant Owner shall observe and comply with the Fire Safety Management Plan 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.
5. In the event that the Relevant Owner parts with possession of his Residential Unit, such Owner shall procure the tenant, licensee or occupier (as the case may be) to comply with the Fire Safety Management Plan, in particular the provisions set out under this FOURTH SCHEDULE, and make it a condition in the relevant agreement (if any).
6. The costs and expenses incurred by the Manager and/or the registered fire service installation contractor(s) for the maintenance and annual inspection of the fire safety provisions within the Residential Units shall be borne by the Relevant Owners on demand.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

**Noise Mitigation Measures**

**Part A**

Noise Mitigation Measures implemented or provided in the Common Areas and Facilities are as follows:-

- (a) Vertical acoustic fins;
- (b) Acoustic canopy; and
- (c) Sound absorption material.

**Part B**

Noise Mitigation Measures implemented or provided in the Residential Units are as follows:-

<i>Floor</i>	<i>Unit</i>	<i>Noise Mitigation Measures</i>
8/F – 12/F, 15/F – 23/F, 25/F – 31/F	A5	Maintenance Window
8/F – 12/F, 15/F – 23/F, 25/F – 31/F	A7	Acoustic Window (Top-Hung type)
8/F – 12/F, 15/F – 23/F, 25/F – 31/F	A7	Maintenance Window
8/F – 12/F, 15/F – 23/F, 25/F – 31/F	A7	Maintenance Utility Platform
8/F – 12/F, 15/F – 23/F, 25/F – 31/F	A8	Acoustic Window (Top-Hung type)
8/F – 12/F, 15/F – 23/F, 25/F – 31/F	A8	Maintenance Window
8/F – 12/F, 15/F – 23/F, 25/F – 31/F	A8	Enhanced Acoustic Balcony
8/F – 12/F, 15/F – 23/F, 25/F – 31/F	A8	Sound Absorption Material
8/F – 12/F, 15/F – 23/F, 25/F – 31/F	B7	Maintenance Window
8/F – 12/F, 15/F – 23/F, 25/F – 31/F	B7	Maintenance Utility Platform
8/F – 12/F, 15/F – 23/F, 25/F – 31/F	B8	Acoustic Window (Top-Hung type)
8/F – 12/F, 15/F – 23/F, 25/F – 31/F	B8	Maintenance Window
8/F – 12/F, 15/F – 23/F, 25/F – 31/F	B8	Enhanced Acoustic Balcony
8/F – 12/F, 15/F – 23/F, 25/F – 31/F	B8	Sound Absorption Material

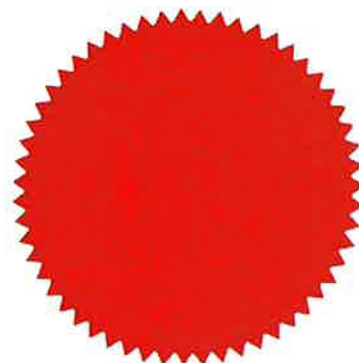
**THE SIXTH SCHEDULE ABOVE REFERRED TO**

**Works and Installations**

- (a) structural elements;
- (b) external wall finishes and roofing materials;
- (c) fire safety elements;
- (d) Slopes and Retaining Walls (if applicable);
- (e) plumbing system;
- (f) drainage system;
- (g) fire services installations and equipment (including but not limited to the fire safety provisions for open kitchen);
- (h) electrical wiring system;
- (i) lift installations;
- (j) gas supply system;
- (k) window installations;
- (l) air-conditioning system and ventilation system for Common Areas and Facilities;
- (m) gondola system;
- (n) Curtain Wall system;
- (o) security system for Common Areas and Facilities;
- (p) Carpark control system;
- (q) lightning protection system;
- (r) transformer room facilities;
- (s) escalators.

---

**SEALED** with the Common Seal of the **First** )  
**Owner** and **SIGNED** by )  
)  
)  
)  
)  
duly authorized by its board of directors )  
whose signature(s) is/are verified by :- )

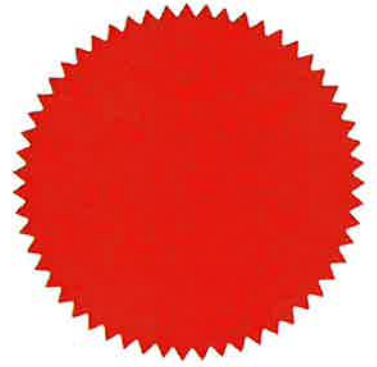


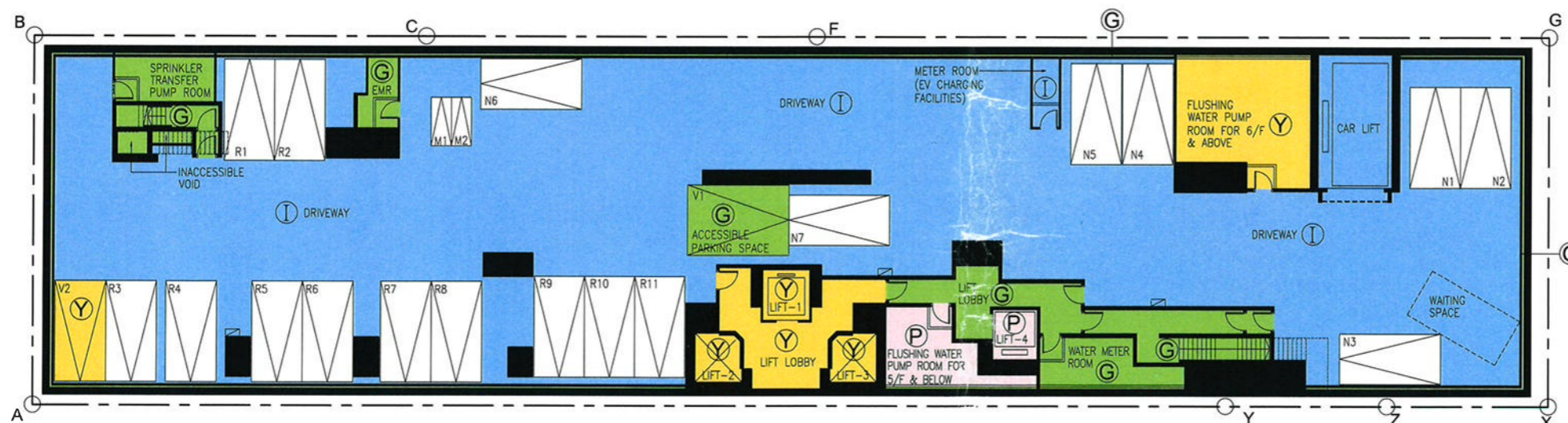
**SIGNED SEALED and DELIVERED** by )  
the **First Assignee** (Holder of Hong Kong )  
Identity Card in the )  
presence of:-



**INTERPRETED** to the First Assignee by :-

**SEALED** with the Common Seal of the )  
**DMC Manager** and **SIGNED** by )  
 , one of its )  
 )  
 directors )  
 duly authorized by its board of directors )  
 whose signature(s) is/are verified by :- )





**BASEMENT PLAN**

**LEGEND**

- G DEVELOPMENT COMMON AREAS AND FACILITIES
- P COMMERCIAL ACCOMMODATION
- Y RESIDENTIAL COMMON AREAS AND FACILITIES
- I CARPARK COMMON AREAS AND FACILITIES

NUMBER / 編號	DATE / 日期	REVISION / 修改

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PROJECT / 工程項目  
 PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT J/O SHEUNG HEUNG ROAD AND KOWLOON CITY ROAD, KOWLOON, K.I.L. NO.11246 R.P.

DRAWING / 圖名  
 BASEMENT PLAN

SCALE / 比例	JOB NUMBER / 工程編號
1 : 300	5425
DATE / 日期	DRAWING NUMBER / 圖號
OCT 2017	DMC-A-01

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

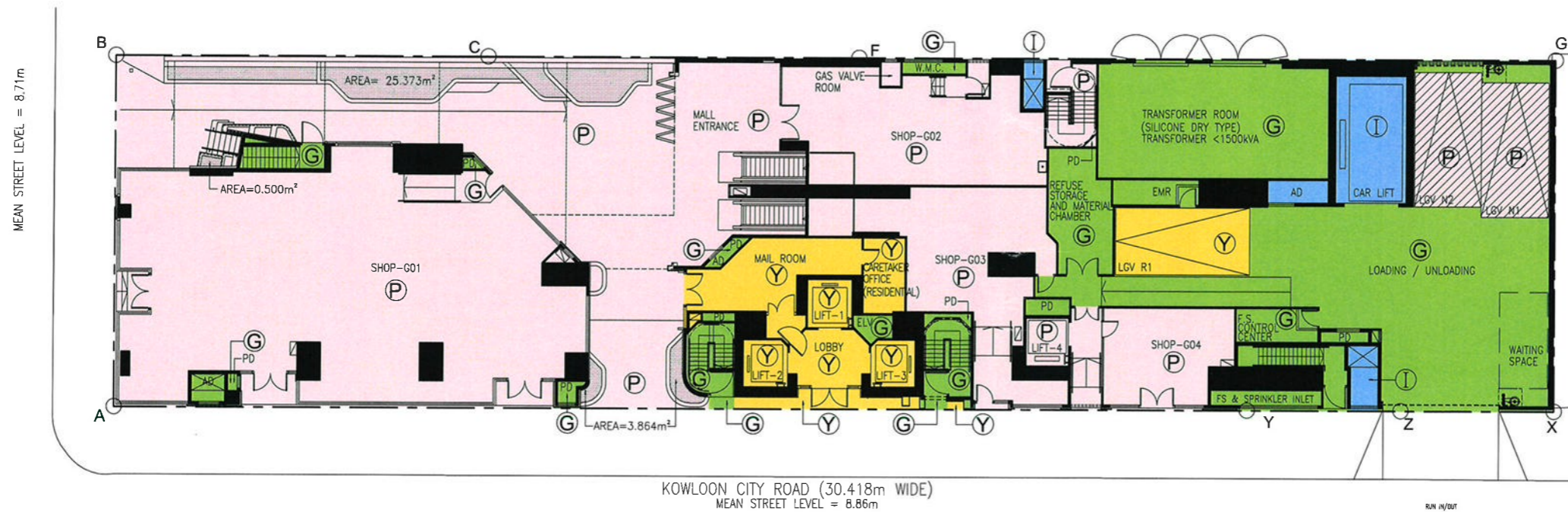
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**AUTHORIZED PERSON (ARCHITECT)**

01 MARCH 2021

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**GROUND FLOOR PLAN**

**LEGEND**

- G DEVELOPMENT COMMON AREAS AND FACILITIES
- P COMMERCIAL ACCOMMODATION
- P COMMERCIAL COMMON AREAS AND FACILITIES
- P COMMERCIAL COMMON AREAS AND FACILITIES (GREENERY AREAS)
- Y RESIDENTIAL COMMON AREAS AND FACILITIES
- I CARPARK COMMON AREAS AND FACILITIES

NUMBER / 編號	DATE / 日期	AMENDMENT / 修改

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DRAWING / 圖名  
 GROUND FLOOR PLAN

SCALE / 比例	JOB NUMBER / 工程編號
1 : 300	5425
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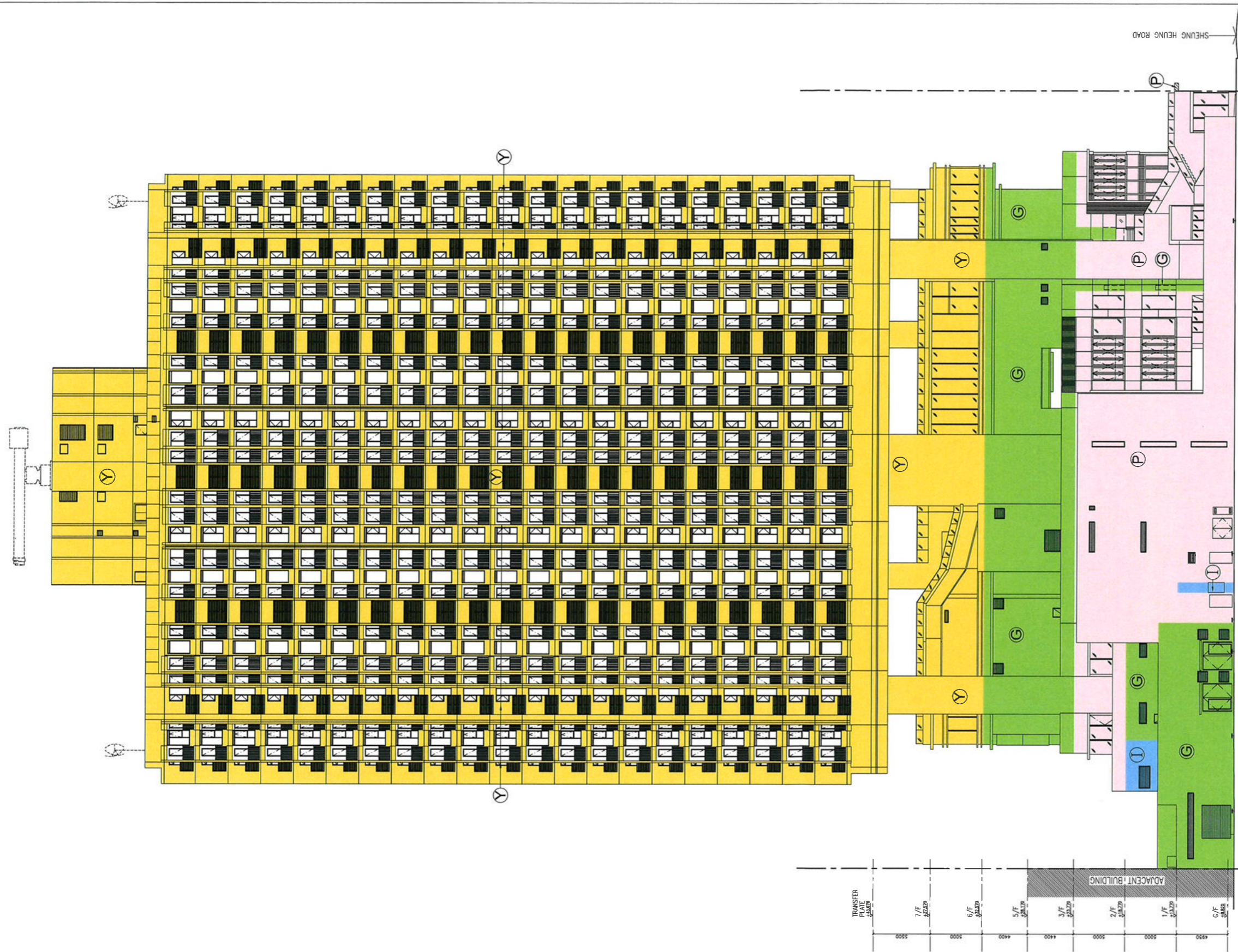
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**LEGEND**

- G DEVELOPMENT COMMON AREAS AND FACILITIES
- P COMMERCIAL ACCOMMODATION
- P COMMERCIAL COMMON AREAS AND FACILITIES
- Y RESIDENTIAL COMMON AREAS AND FACILITIES
- I CARPARK COMMON AREAS AND FACILITIES

NUMBER / 號	DATE / 日期	AMENDMENT / 註



PROJECT / 工程項目  
 PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT J/O SHEUNG HEUNG ROAD AND KOWLOON CITY ROAD, KOWLOON, K.I.L. NO.11246 R.P.

DRAWING / 圖名  
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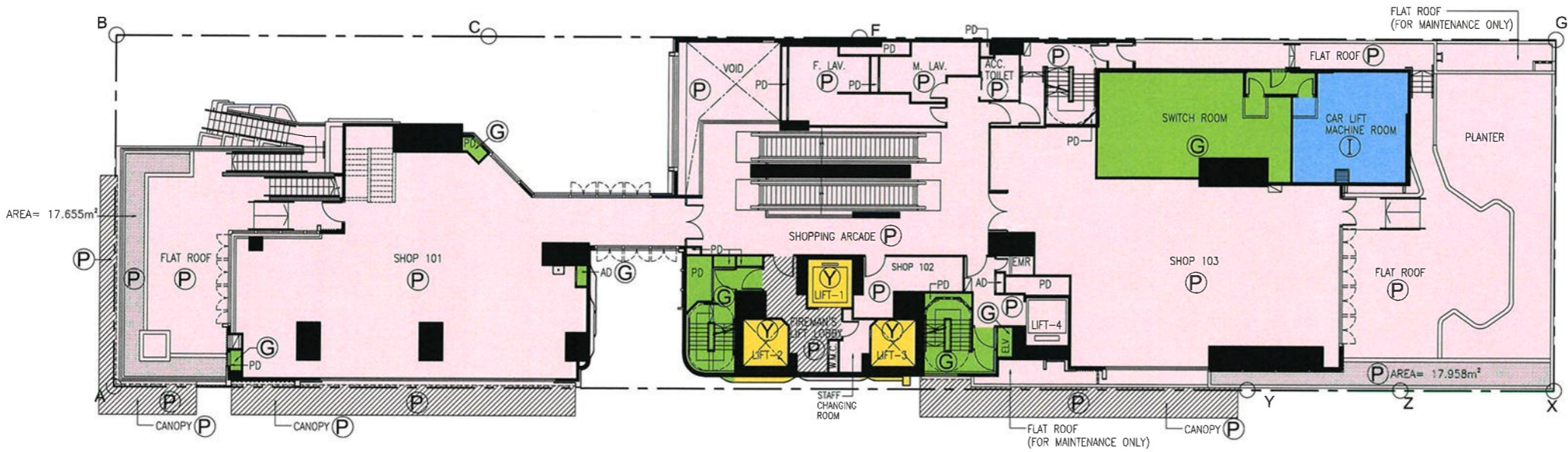
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FIRST FLOOR PLAN

LEGEND

- G DEVELOPMENT COMMON AREAS AND FACILITIES
- P COMMERCIAL ACCOMMODATION
- P COMMERCIAL COMMON AREAS AND FACILITIES
- P COMMERCIAL COMMON AREAS AND FACILITIES (GREENERY AREAS)
- Y RESIDENTIAL COMMON AREAS AND FACILITIES
- I CARPARK COMMON AREAS AND FACILITIES

NUMBER / 圖號	DATE / 日期	AMENDMENT / 修訂

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DRAWING / 圖名  
 FIRST FLOOR PLAN

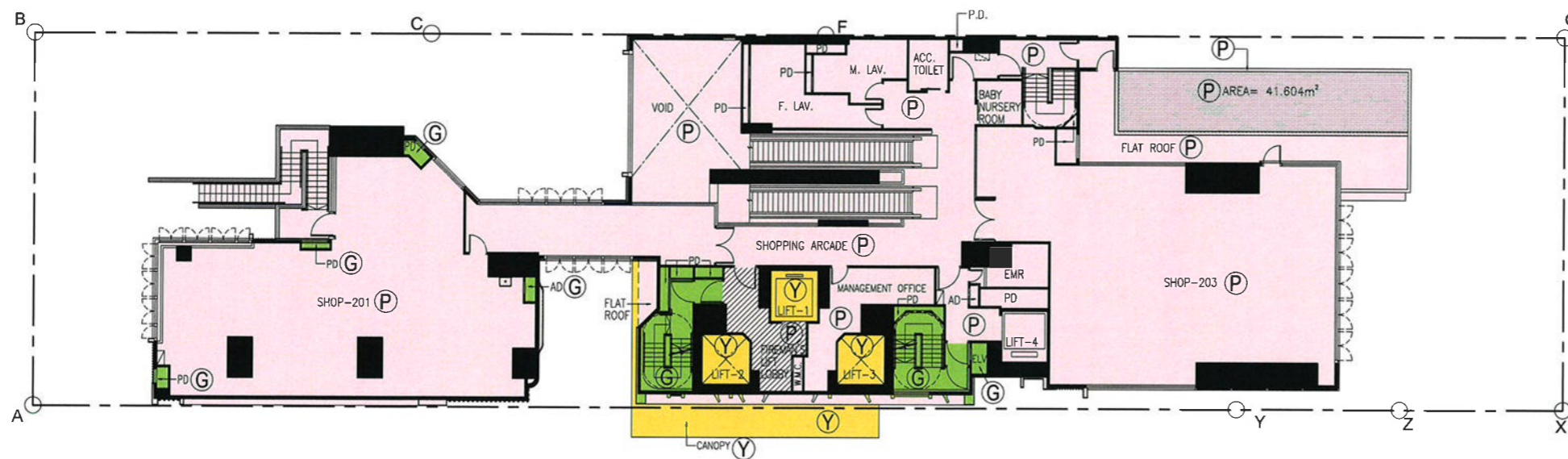
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SECOND FLOOR PLAN

LEGEND

- G DEVELOPMENT COMMON AREAS AND FACILITIES
- P COMMERCIAL ACCOMMODATION
- P COMMERCIAL COMMON AREAS AND FACILITIES
- P COMMERCIAL COMMON AREAS AND FACILITIES (GREENERY AREAS)
- Y RESIDENTIAL COMMON AREAS AND FACILITIES

NUMBER / 編號	DATE / 日期	AMENDMENT / 修改

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DRAWING / 圖名  
 SECOND FLOOR PLAN

SCALE / 比例	JOB NUMBER / 工程編號
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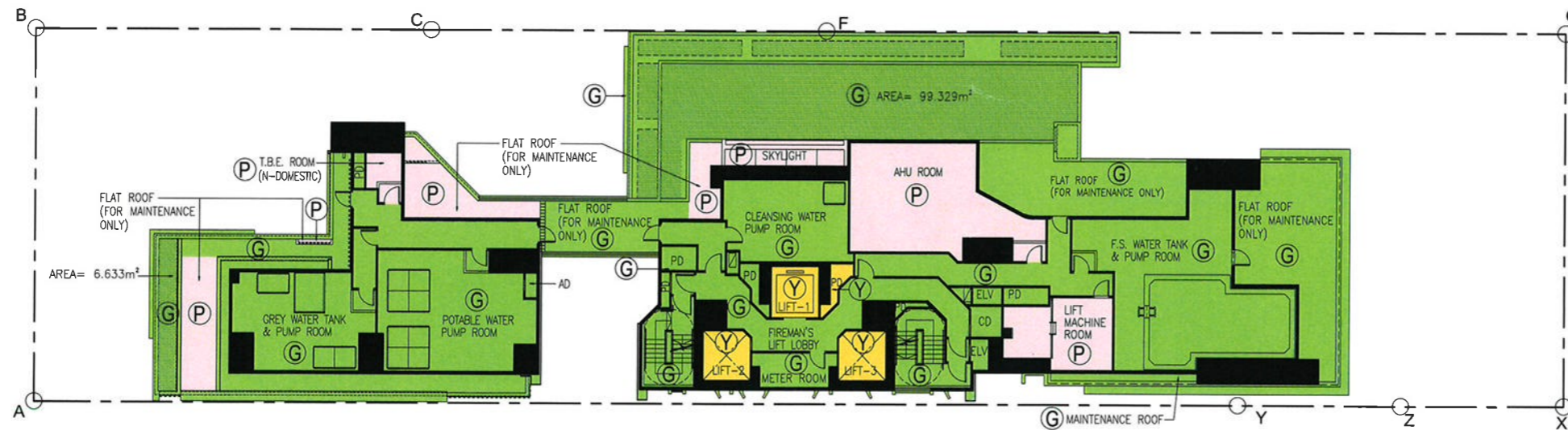
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THIRD FLOOR PLAN

LEGEND

- G DEVELOPMENT COMMON AREAS AND FACILITIES
- G DEVELOPMENT COMMON AREAS AND FACILITIES (GREENERY AREAS)
- P COMMERCIAL ACCOMMODATION
- Y RESIDENTIAL COMMON AREAS AND FACILITIES

NUMBER / 編號	DATE / 日期	AMENDMENT / 修改

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DRAWING / 圖名  
 THIRD FLOOR PLAN

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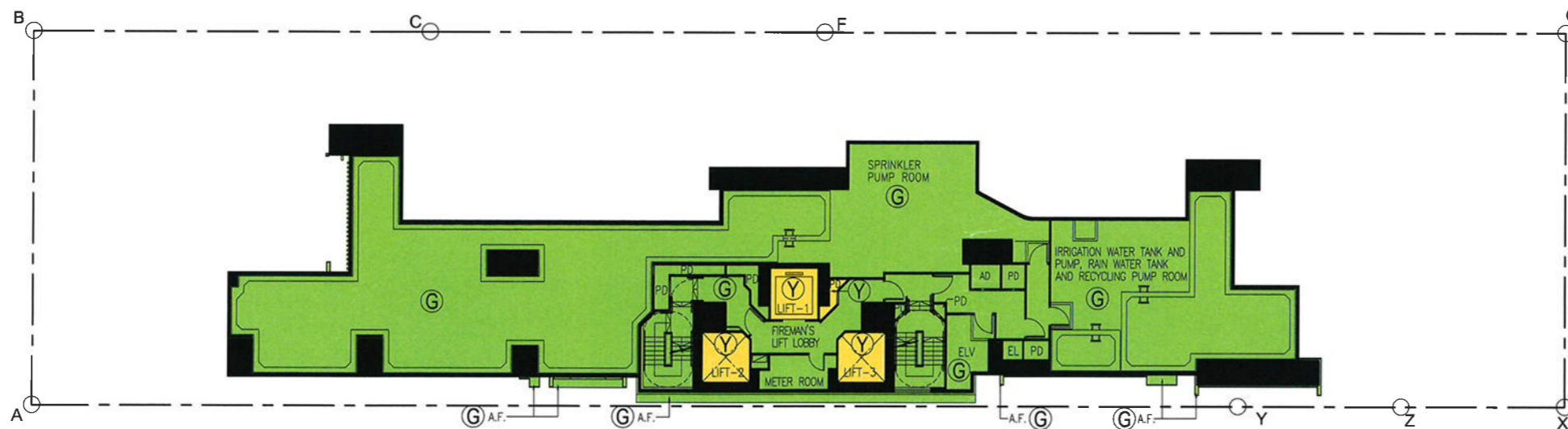
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5TH FLOOR PLAN

LEGEND

- G DEVELOPMENT COMMON AREAS AND FACILITIES
- Y RESIDENTIAL COMMON AREAS AND FACILITIES

NUMBER / 編號	DATE / 日期	AMENDMENT / 更改

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PROJECT / 工程項目  
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DRAWING / 圖名  
 5TH FLOOR PLAN

SCALE / 比例	JOB NUMBER / 工程編號
1 : 300	5425
DATE / 日期	DRAWING NUMBER / 圖號
OCT 2017	DMC-A-06

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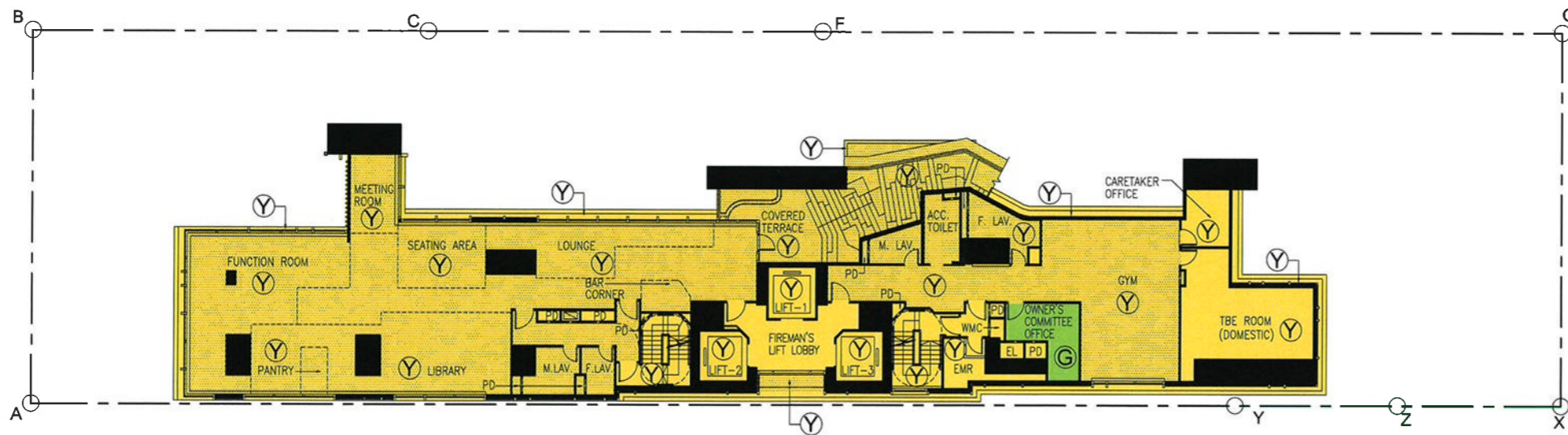
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**6TH FLOOR PLAN**

**LEGEND**

- G DEVELOPMENT COMMON AREAS AND FACILITIES
- Y RESIDENTIAL COMMON AREAS AND FACILITIES
- Y RESIDENTIAL COMMON AREAS AND FACILITIES (RESIDENTIAL RECREATIONAL FACILITIES)

NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 工程項目  
 PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT J/O SHEUNG HEUNG ROAD AND KOWLOON CITY ROAD, KOWLOON, K.I.L. NO.11246 R.P.

DRAWING / 圖名  
 6TH FLOOR PLAN

SCALE / 比例	JOB NUMBER / 工程編號
1 : 300	5425
DATE / 日期	DRAWING NUMBER / 圖號
OCT 2017	DMC-A-07

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

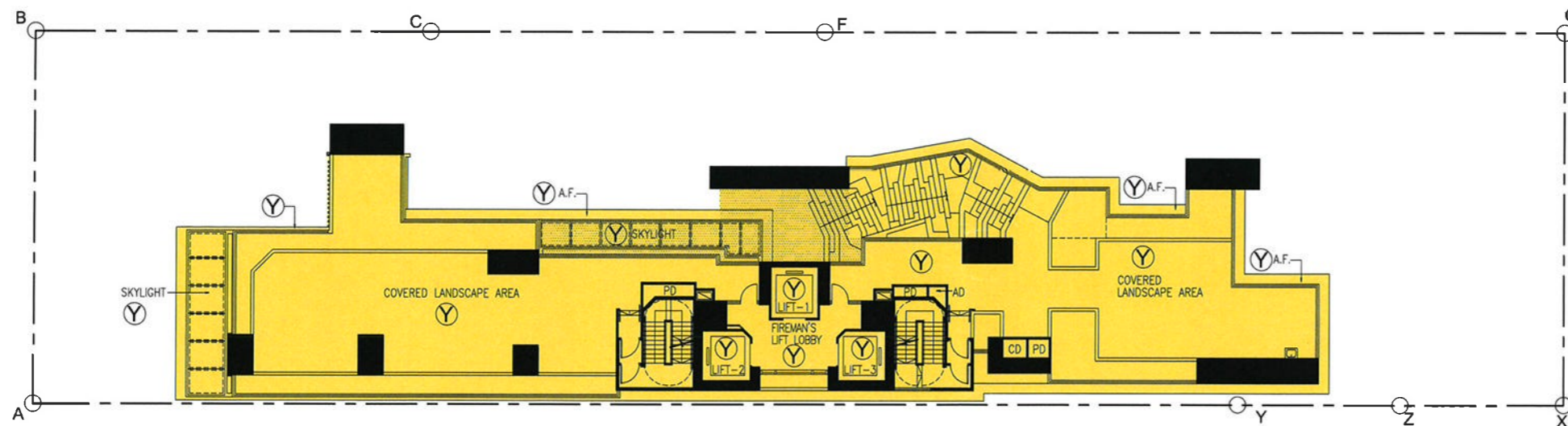
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**CHAN WAN MING**  
**AUTHORIZED PERSON (ARCHITECT)**

01 MARCH 2021

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**7TH FLOOR PLAN**

**LEGEND**

- Y RESIDENTIAL COMMON AREAS AND FACILITIES
- Y RESIDENTIAL COMMON AREAS AND FACILITIES (RESIDENTIAL RECREATIONAL FACILITIES)

NUMBER / 號	DATE / 日期	AMENDMENT / 更改

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DRAWING / 圖名  
 7TH FLOOR PLAN

SCALE / 比例	JOB NUMBER / 工程編號
1 : 300	5425
DATE / 日期	DRAWING NUMBER / 圖號
OCT 2017	DMC-A-08

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

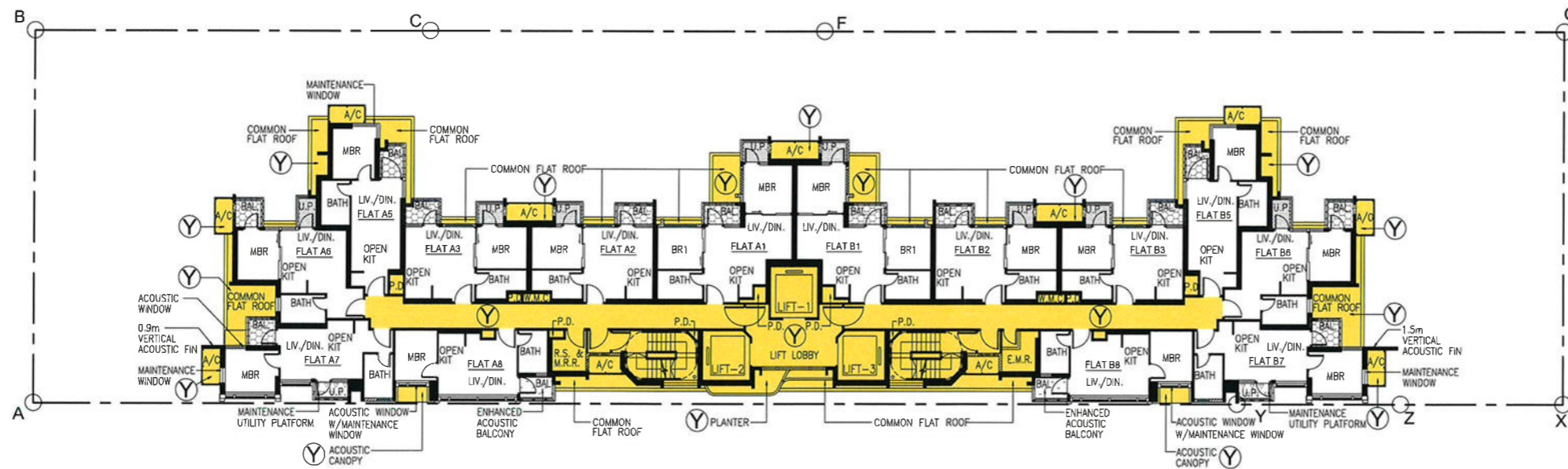
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8TH FLOOR PLAN

LEGEND

- Y RESIDENTIAL COMMON AREAS AND FACILITIES
- BAL BALCONY
- U.P. UTILITY PLATFORM
- BAL ENHANCED ACOUSTIC BALCONY
- U.P. MAINTENANCE UTILITY PLATFORM
- / NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
- OPEN KIT OPEN KITCHEN


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PROJECT / 工程項目  
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DRAWING / 圖名  
 8TH FLOOR PLAN

SCALE / 比例	JOB NUMBER / 工程編號
1 : 300	5425
DATE / 日期	DRAWING NUMBER / 圖號
OCT 2017	DMC-A-09

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

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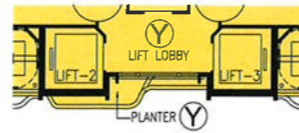
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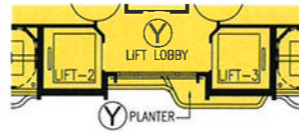
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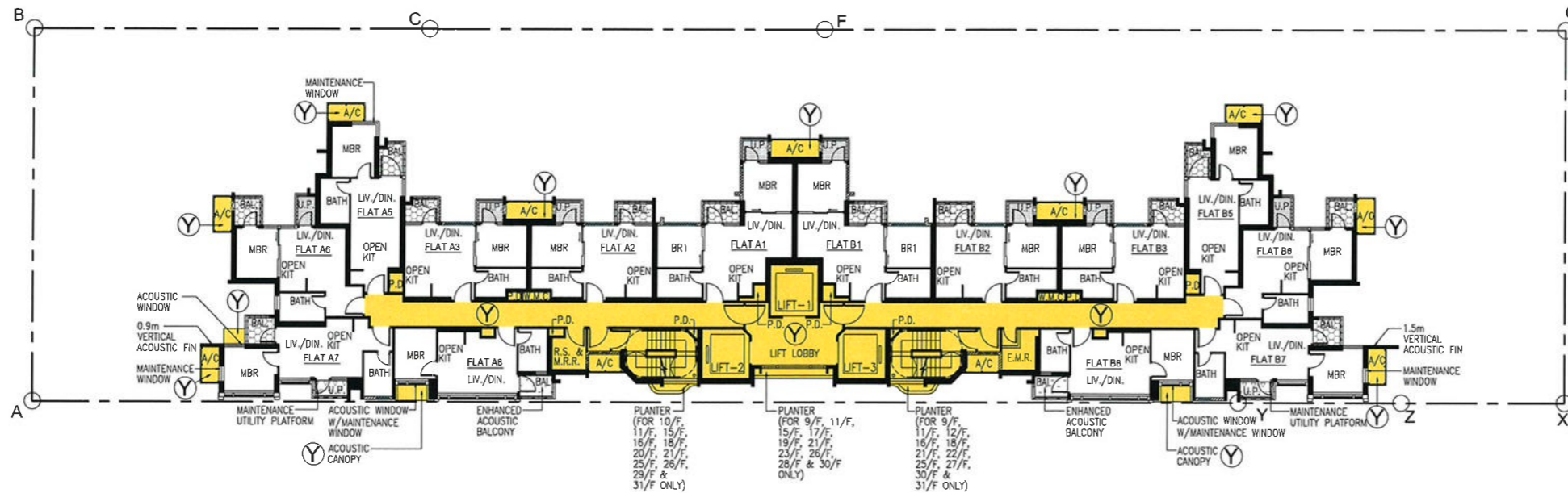




PART PLAN FOR 12/F, 18/F, 22/F, 27 & 31/F



PART PLAN FOR 10/F, 16/F, 20/F, 25/F & 29/F



**9TH TO 12TH, 15TH TO 23RD,  
25TH TO 31ST FLOOR PLAN**

**LEGEND**

- Y RESIDENTIAL COMMON AREAS AND FACILITIES
- BAL BALCONY
- U.P. UTILITY PLATFORM
- .BAL. ENHANCED ACOUSTIC BALCONY
- .U.P. MAINTENANCE UTILITY PLATFORM
- / / / NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
- O.K. OPEN KITCHEN

NUMBER / 號	DATE / 日期	AMENDMENT / 修改

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PROJECT / 工程項目  
 PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT J/O SHEUNG HEUNG ROAD AND KOWLOON CITY ROAD, KOWLOON, K.I.L. NO.11246 R.P.

DRAWING / 圖名  
 9TH TO 12TH, 15TH TO 23RD, 25TH TO 31ST FLOOR PLAN

SCALE / 比例	JOB NUMBER / 工程編號	
1 : 300	5425	
DATE / 日期	DRAWING NUMBER / 圖號	
OCT 2017	DMC-A-10	
DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

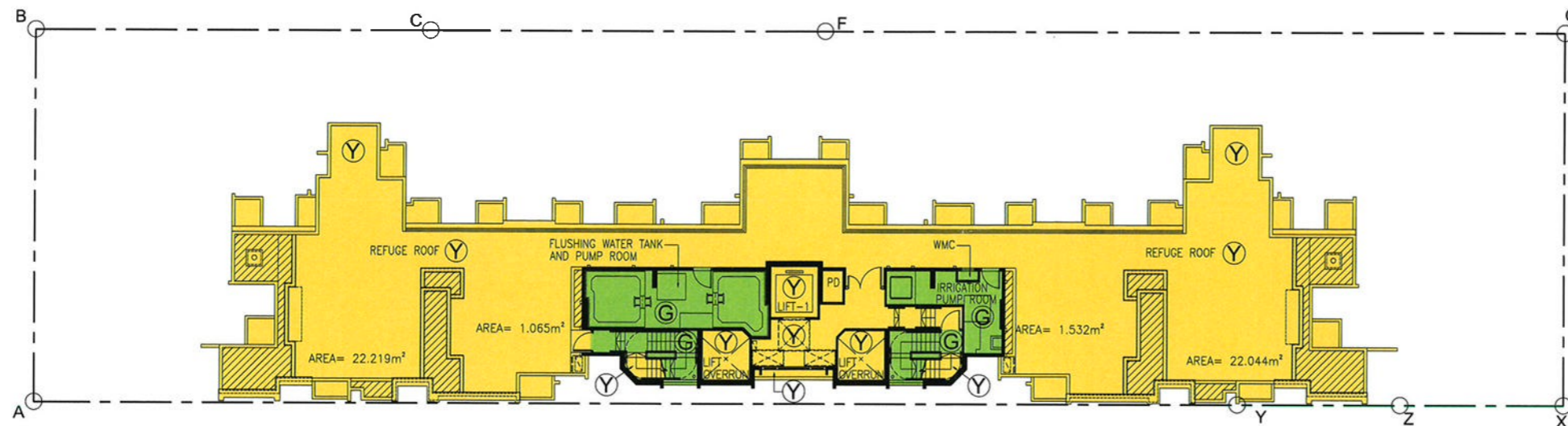
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**ROOF FLOOR PLAN**

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**LEGEND**

- G DEVELOPMENT COMMON AREAS AND FACILITIES
- Y RESIDENTIAL COMMON AREAS AND FACILITIES
- Y RESIDENTIAL COMMON AREAS AND FACILITIES (GREENERY AREAS)

NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 工程項目  
 PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT J/O SHEUNG HEUNG ROAD AND KOWLOON CITY ROAD, KOWLOON, K.I.L. NO.11246 R.P.

DRAWING / 圖名  
 ROOF FLOOR PLAN

SCALE / 比例	JOB NUMBER / 工程編號
1 : 300	5425
DATE / 日期	DRAWING NUMBER / 圖號
OCT 2017	DMC-A-11

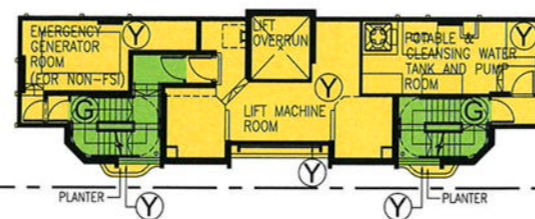
DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

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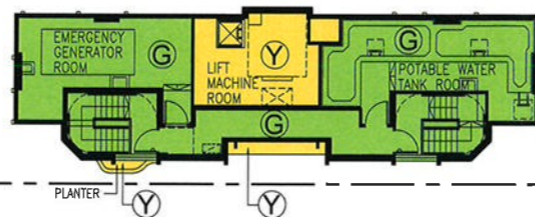
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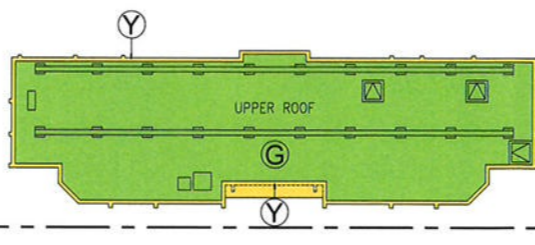
- G DEVELOPMENT COMMON AREAS AND FACILITIES
- Y RESIDENTIAL COMMON AREAS AND FACILITIES



PLANT ROOM FLOOR PLAN



PLANT ROOM MEZZANINE FLOOR PLAN



UPPER ROOF FLOOR PLAN

NUMBER / 圖號	DATE / 日期	AMENDMENT / 修訂



PROJECT / 工程項目  
 PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT J/O SHEUNG HEUNG ROAD AND KOWLOON CITY ROAD, KOWLOON, K.I.L. NO.11246 R.P.

DRAWING / 圖名  
 PLANT ROOM, PLANT ROOM MEZZANINE AND UPPER ROOF FLOOR PLANS

SCALE / 比例	JOB NUMBER / 工程編號
1 : 300	5425
DATE / 日期	DRAWING NUMBER / 圖號
OCT 2017	DMC-A-12

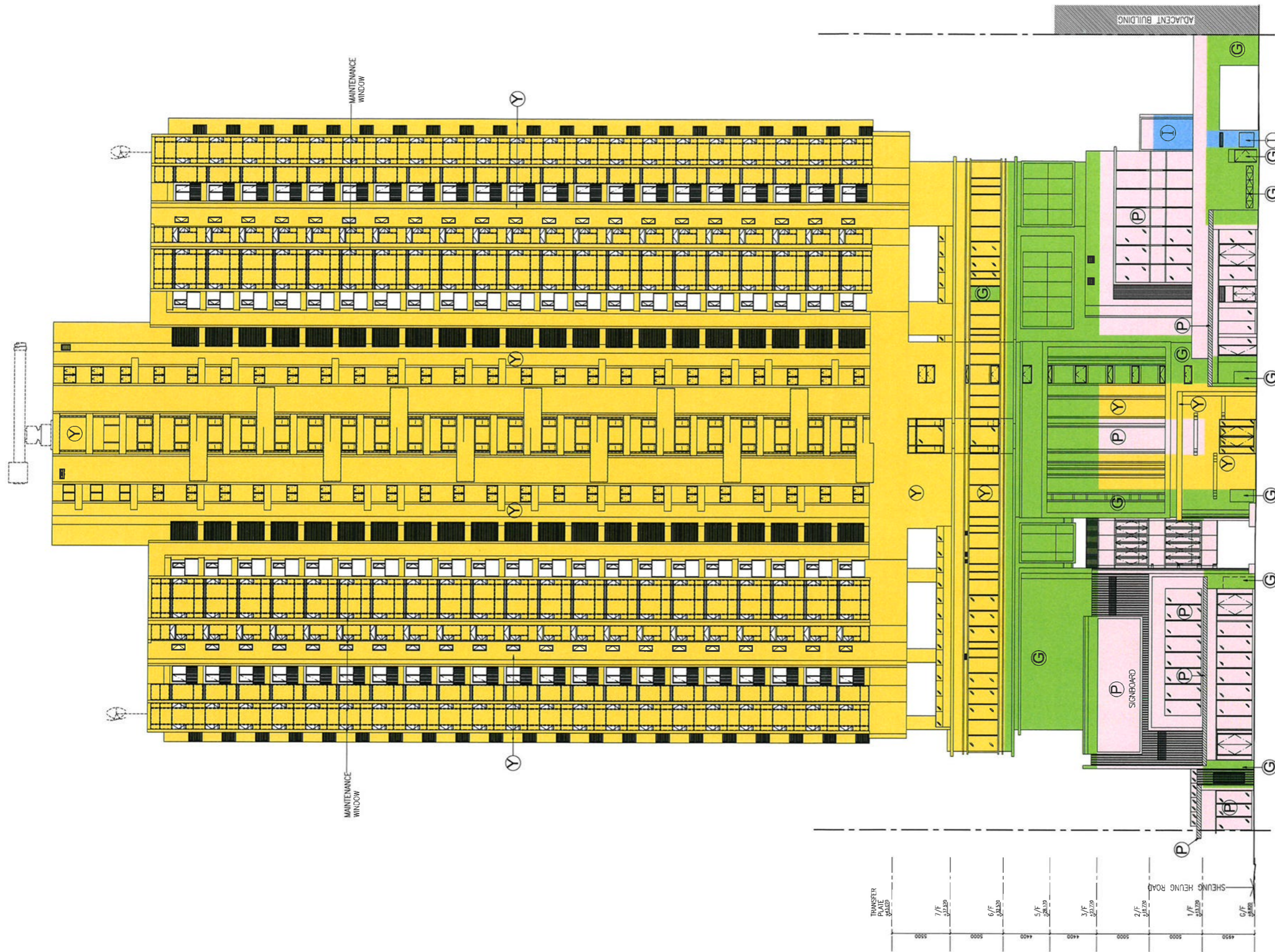
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- G DEVELOPMENT COMMON AREAS AND FACILITIES
- P COMMERCIAL ACCOMMODATION
- P COMMERCIAL COMMON AREAS AND FACILITIES
- Y RESIDENTIAL COMMON AREAS AND FACILITIES
- I CARPARK COMMON AREAS AND FACILITIES

NUMBER / 圖號	DATE / 日期	AMENDMENT / 修訂



PROJECT / 工程項目  
 PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT J/O SHEUNG HEUNG ROAD AND KOWLOON CITY ROAD, KOWLOON, K.I.L. NO.11246 R.P.

DRAWING / 圖名  
 ELEVATION 1

SCALE / 比例	JOB NUMBER / 工程編號
1 : 400	5425
DATE / 日期	DRAWING NUMBER / 圖號
OCT 2017	DMC-A-13

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

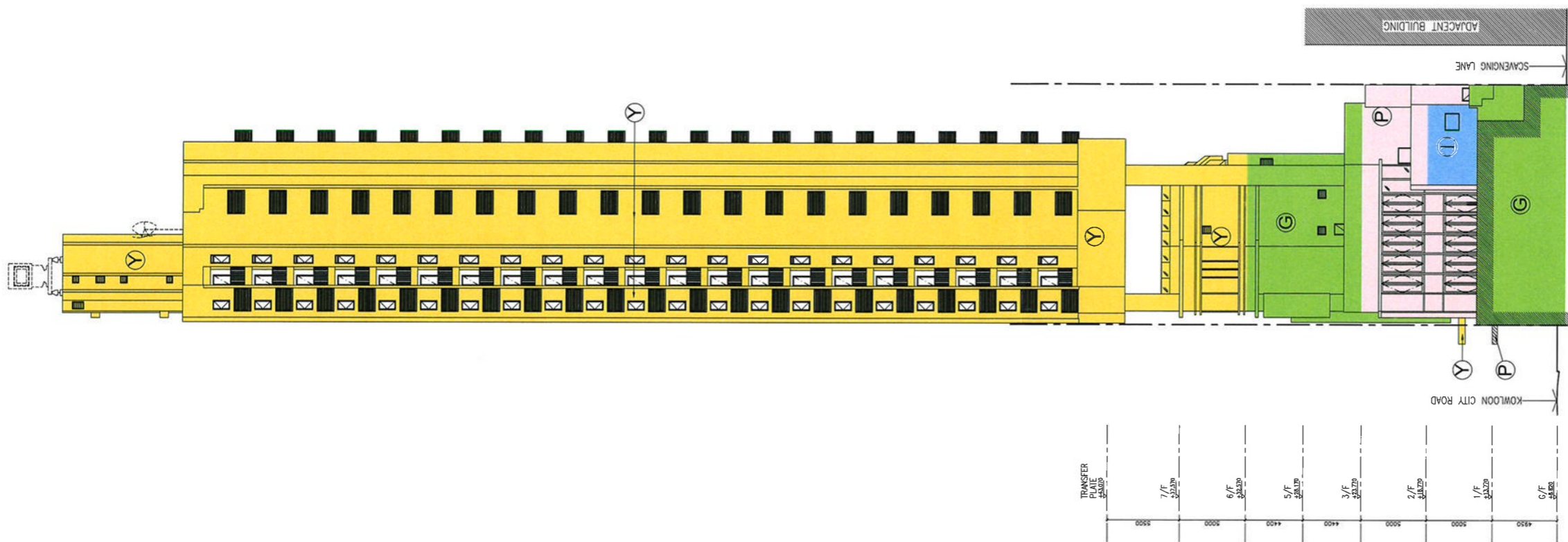
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LEGEND

- G DEVELOPMENT COMMON AREAS AND FACILITIES
- P COMMERCIAL ACCOMMODATION
- P COMMERCIAL COMMON AREAS AND FACILITIES
- Y RESIDENTIAL COMMON AREAS AND FACILITIES
- I CARPARK COMMON AREAS AND FACILITIES

NUMBER / 號	DATE / 日期	AMENDMENT / 更改

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DRAWING / 圖名  
 ELEVATION 2

SCALE / 比例 1 : 400	JOB NUMBER / 工程編號 5425
DATE / 日期 OCT 2017	DRAWING NUMBER / 圖號 DMC-A-14

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

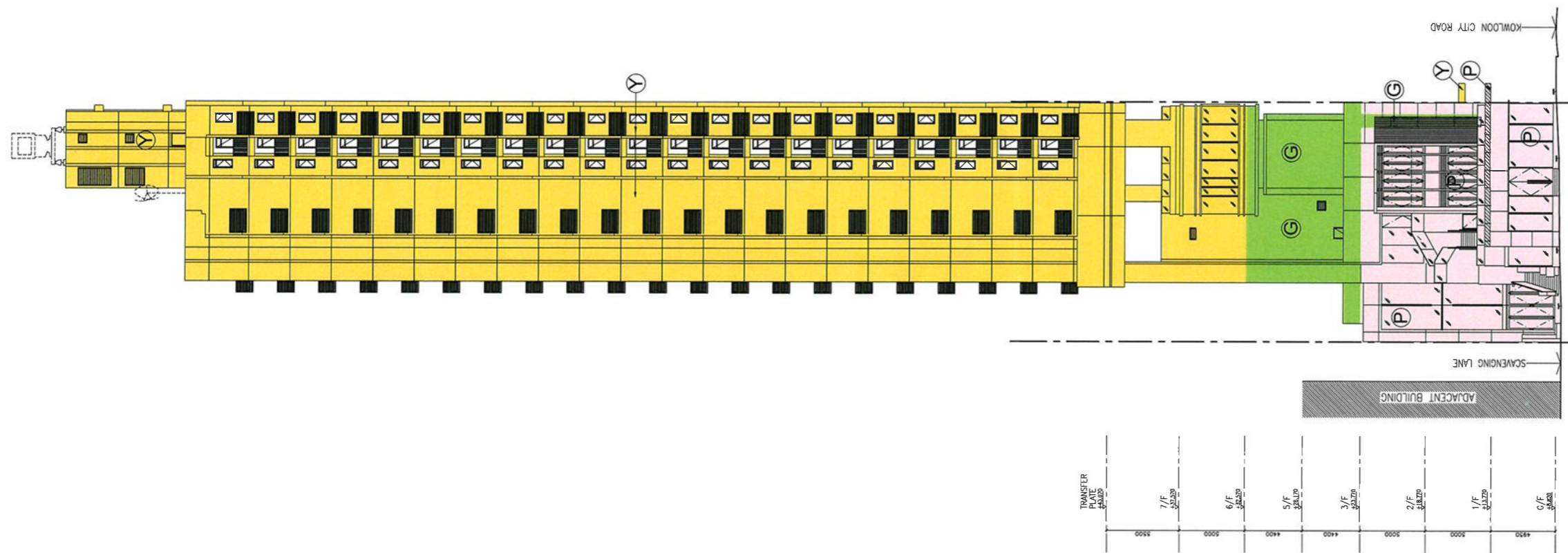
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**LEGEND**

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- P COMMERCIAL ACCOMMODATION
- P COMMERCIAL COMMON AREAS AND FACILITIES
- Y RESIDENTIAL COMMON AREAS AND FACILITIES

NUMBER / 號	DATE / 日期	AMENDMENT / 修訂

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DRAWING / 圖名  
 ELEVATION 4

SCALE / 比例 1 : 400	JOB NUMBER / 工程編號 5425
DATE / 日期 OCT 2017	DRAWING NUMBER / 圖號 DMC-A-16

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**AUTHORIZED PERSON (ARCHITECT)**  
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