

Dated the 26th day of January 2023

BRIGHT STRONG LIMITED

and

and

SUPREME MANAGEMENT SERVICES LIMITED

SUB-DEED OF MUTUAL COVENANT

OF

**THE REMAINING PORTION OF LOT NO.1927 IN
DEMARCATATION DISTRICT NO.107
(PHASE 3 OF PARK VISTA DEVELOPMENT)**



註冊摘要編號 Memorial No.:
23020702010025

本文書於2023年2月7日在土地註冊處
以上述註冊摘要編號註冊。

This instrument was registered in the
Land Registry by the above Memorial
No. on 07 February 2023.

土地註冊處處長
Land Registrar

MAYER | BROWN

好士打

WKWC/AFK/12402274 (24/2)

SECTION 1: PARTIES AND RECITALS

THIS SUB-DEED is made the 26th day of January 2023

BETWEEN

- (1) **BRIGHT STRONG LIMITED (輝強有限公司)** whose registered office is situate at 45th Floor, Sun Hung Kai Centre, 30 Harbour Road, 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) [REDACTED] of Flat [REDACTED], [REDACTED] Floor, Tower 8 [REDACTED], PARK YOHO Bologna, Phase 3 of Park Vista Development, No.18 Castle Peak Road Tam Mi, Yuen Long, New Territories, Hong Kong (hereinafter called the “**Phase 3 First Assignee**” which expression shall where the context so admits include his executors, administrators and assigns) of the second part; and
- (3) **SUPREME MANAGEMENT SERVICES LIMITED (超卓管理服務有限公司)** whose registered office is situate at 45th Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong (hereinafter called the “**DMC Manager**”, as defined in the **Principal Deed** (as hereinafter defined)) of the third part.

WHEREAS:-

- (A) This Sub-Deed is supplemental to the Deed of Mutual Covenant and Management Agreement registered in the Land Registry by Memorial No. 16120200410023 (the “**Principal Deed**”).
- (B) Immediately prior to the Assignment to the **Phase 3 First Assignee** hereinafter referred to the First Owner is the registered owner of and entitled to All Those 653,680 equal undivided 4,064,374th parts or shares of and in the **Lot** (as defined in the Principal Deed) and of and in the **Development** (as defined in the Principal Deed) Together with the sole and exclusive right and privilege to hold use occupy and enjoy the whole of Phase 3 subject to and with the benefit of the **Government Grant** (as defined in the Principal Deed) and the Principal Deed.
- (C) For the purpose of sale, All Those 653,680 equal undivided 4,064,374th parts or shares referred to in recital (B) are sub-allocated to the various parts of Phase 3 in the manner set out in the Schedule hereto.
- (D) By an Assignment of even date but executed immediately prior to the execution of these presents and made between the First Owner of the one part and the Phase 3 First Assignee of the other part, in consideration therein expressed the First Owner assigned unto the Phase 3 First Assignee All Those 482 equal undivided 4,064,374th parts or shares of and in the Lot and of and in the Development Together with the sole and exclusive right and privilege to hold use occupy and enjoy All Those the premises known as FLAT [REDACTED] on the [REDACTED] FLOOR (including the balcony thereof) of

TOWER 8 of PARK YOHO Bologna of Phase 3 (the “Phase 3 First Assignee’s Unit”) subject to and together with the benefit of the Principal Deed and in particular, the easements rights and privileges specified in Second Schedule to the Principal Deed TO HOLD the same unto the Phase 3 First Assignee absolutely subject to the Government Grant and the Principal Deed.

- (E) The parties hereto have agreed to enter into this Sub-Deed in the manner hereinafter appearing.
- (F) The Director of Lands has given its approval to this Sub-Deed in accordance with Special Condition No. (32)(a) of the Government Grant.

NOW THIS SUB-DEED WITNESSETH as follows:-

SECTION 2: DEFINITIONS

- (1) In this Sub-Deed the following expressions shall have the following meanings except where the context otherwise permits or requires:-

“Carpark Common Areas and Facilities within Phase 3”

means and includes, in so far as they are within Phase 3:-

- (a) all the driveways, passages, ramps; and
- (b) such other areas, apparatus, devices, systems and facilities of and in the Carpark Areas intended for the common use and benefit of the Owners, occupiers or licensees of the Parking Spaces and their bona fide guests, visitors, tenants, servants, agents, licensees or invitees,

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Grey on the plans certified by the Authorized Person and annexed hereto,

but excluding:-

- (i) the Parking Spaces within Phase 3;
- (ii) the Development Common Areas and Facilities within Phase 3 and the Residential Common Areas and Facilities within Phase 3; and
- (iii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

“Common Areas and Facilities within Phase 3”

means collectively the Development Common Areas and Facilities within Phase 3, the Residential Common Areas and Facilities within Phase 3 and the Carpark Common Areas and Facilities within Phase 3;

“Development Common Areas and Facilities within Phase 3”

means and includes, in so far as they are within Phase 3:-

- (a) the Decks over the Drainage Reserve, the Existing Tracks, the Internal Access Road, the New Tracks;
- (b) other parts of Phase 3 which are intended for common use and benefit of the Development including but not limited to the external walls, the emergency vehicular access, passages, entrances, walkways, stairways, landings, platforms, boundary fence walls, service areas, driveways, roadways and pavements, ramps, drainage connection, landscaped areas, water features, planters and such of the drains, channels, water mains, sewers, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development;
- (c) to the extent not specifically provided in sub-paragraphs (a) and (b) above, such other parts of Phase 3:-
 - (i) covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344); and/or
 - (ii) fall within the categories as specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344);

which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Green on the plans certified by the Authorized Person and annexed hereto,

but excluding:-

- (i) the Residential Common Areas and Facilities within Phase 3 and the Carpark Common Areas and Facilities within Phase 3; and
- (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

“Greenery Areas within Phase 3”

means the greenery areas and water features within Phase 3 which are for identification purpose shown coloured Yellow on the Phase 3 Greenery Areas plan certified by the Authorized Person and annexed hereto;

“Non-enclosed Areas within Phase 3”

means collectively:-

- (a) the balconies (which are for the purposes of identification only shown coloured Orange on the plans certified by the Authorized Person and annexed hereto) and the covered areas beneath the balconies; and
- (b) the utility platforms (which are for the purposes of identification only shown coloured Violet on the plans certified by the Authorized Person and annexed hereto) and the covered areas beneath the utility platforms;

“Phase 3”

comprises Tower 8 (which for the purpose of property description of the Residential Units therein is further divided into Tower 8A and Tower 8B respectively), 34 Residential Car Parking Spaces and 4 Residential Motor Cycle Parking Spaces, which Phase 3 is for the purpose of identification shown coloured Light Brown on the phasing plan certified as to its accuracy by the Authorized Person and annexed hereto;

“Residential Common Areas and Facilities within Phase 3”

means and includes, in so far as they are within Phase 3:-

- (a) the curtain walls (excluding all windows forming part of the Residential Units), external walls, architectural fin noise barriers, reinforced concrete parapet wall acting as noise barrier and surfaces of the Residential Accommodation;
- (b) the Recreational Areas and Facilities, the Visitor Parking Spaces, the Bicycle Parking Spaces, the Residential Loading and Unloading Space, the acoustic fins, covered landscape areas, and such of the passages, common corridors and lift lobbies (including widened common corridors and lift lobbies for the purposes of identification only as shown coloured Yellow Stippled Black on the plans annexed hereto), entrances, landings, halls, entrance lobbies, caretaker's office, the Greenery Areas within Phase 3, guard house, horizontal screens/trellis, structural walls, stairways, air handling unit rooms, air conditioning platforms, cleaning water plant rooms, communal television and radio aerial systems for reception of television and radio broadcast, electrical cabinet, electrical ducts, electrical rooms, electrical meter cabinet, extra low voltage ducts, emergency generator rooms, fire services control room, fire services sprinkler water tank, fire services pump rooms, fire services riser ducts, fire services water tank, flushing water

pump rooms, low voltage switch room, potable water pump rooms, pipe ducts, refuse storage and material recovery room, sewage sump pump room, sprinkler control valve rooms, sprinkler pump room, telecommunications and broadcasting distribution networks, telecommunication and broadcasting equipment room, telecommunication ducts, transformer room, water meter cabinet, common flat roofs, roofs and flat roofs not forming parts of the Residential Units, meter rooms and meter spaces and roof thereof and such of the lifts, lift shafts, firemen's lifts, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, permanent artificial lighting at staircases and the backup automatic activated emergency lighting system; and

- (c) such other areas, apparatus, devices, systems and facilities of and in the Residential Accommodation intended for the common use and benefit of the Owners, residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees,

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow and Yellow Stippled Black on the plans certified by the Authorized Person and annexed hereto;

but excluding:-

- (i) the Development Common Areas and Facilities within Phase 3 and the Carpark Common Areas and Facilities within Phase 3; and
 - (ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.
- (2) Expressions used in this Sub-Deed shall (unless otherwise specifically defined or re-defined herein) have the meanings defined in the Principal Deed.
 - (3) In these presents (if the context permits or requires) words importing the singular number only shall include the plural number and vice versa and words importing the masculine gender only shall include the feminine gender and the neuter and vice versa and words importing persons shall include corporations and vice versa.
 - (4) References to any ordinance or statutory provisions shall include or mean any statutory amendments, modifications or re-enactments thereof from time to time being in force.

SECTION 3: OPERATIVE PART

1. Grant of rights to the First Owner

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 Phase 3 First Assignee the whole of Phase 3 together with the appurtenances thereto and the entire rents and profits thereof SAVE AND EXCEPT the Phase 3 First Assignee's Unit, the Common Areas and Facilities within Phase 3 and such Units which the First Owner had disposed of together with the Undivided Shares allocated thereto and SUBJECT TO the rights and privileges granted to Phase 3 First Assignee by the aforesaid Assignment and SUBJECT TO the Principal Deed and the provisions of this Sub-Deed.

2. Grant of rights to the Phase 3 First Assignee

The Phase 3 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 Phase 3 First Assignee's Unit by the said Assignment together with the appurtenances thereto and the entire rents and profits thereof.

3. Rights of all Owners

Each Undivided Share allocated to any part of Phase 3 and the full and exclusive right and privilege to hold, use, occupy and enjoy any part of Phase 3 shall be held by the person or persons from time to time entitled thereto subject to and with the benefit of the rights and privileges provided in the Second Schedule to the Principal Deed and the express covenants and provisions therein contained.

4. Owners bound by covenants and restrictions

The Owner or Owners for the time being of each Undivided Share allocated to any part of Phase 3 shall at all times hereafter be bound by and shall observe and perform the covenants, provisions and restrictions contained in the Principal Deed and in the Third Schedule to the Principal Deed and such Owner shall comply with the House Rules from time to time in force so far as the same are binding on such Owner.

5. Right to assign without reference to other Owners

Subject to the Government Grant, every Owner of Phase 3 shall have the full right and liberty without reference to the other Owners or other persons who may be interested in any other Undivided Share or Shares in any way whatsoever and without the necessity of making such other Owners or other persons a party to the transaction to sell, assign, mortgage, lease, license or otherwise dispose of or deal with his Undivided Shares together with the exclusive right and privilege to hold, use, occupy and enjoy such part or parts of the Development which may be held therewith

PROVIDED THAT any such sale, assignment, mortgage, lease or licence shall be made expressly subject to and with the benefit of the Principal Deed and this Sub-Deed.

6. Right to exclusive use not to be dealt with separately from Undivided Shares

The right to the exclusive use, occupation and enjoyment of balcony, utility platform, stairhood, flat roof or roof specifically assigned by the First Owner shall not be sold, assigned, mortgaged, charged, leased or otherwise dealt with separately from the Residential Unit within Phase 3 with which such balcony, utility platform, stairhood, flat roof or roof is held.

7. Common Areas and Facilities within Phase 3

- (a) The Common Areas and Facilities within Phase 3 shall form part of the Common Areas and Facilities.
- (b) The Development Common Areas and Facilities within Phase 3 shall form part of the Development Common Areas and Facilities.
- (c) The Residential Common Areas and Facilities within Phase 3 shall form part of the Residential Common Areas and Facilities.
- (d) The Carpark Common Areas and Facilities within Phase 3 shall form part of the Carpark Common Areas and Facilities.

8. Annual budget

For the avoidance of doubt, upon the execution of this Sub-Deed,

- (a) the first part of the annual budget referred in Clause 15(a) of the Principal Deed shall cover as well all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is required for the proper management of the Development Common Areas and Facilities within Phase 3;
- (b) the second part of the annual budget referred in Clause 15(b) of the Principal Deed shall cover as well all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is required for the proper management of the Residential Common Areas and Facilities within Phase 3; and
- (c) the third part of the annual budget referred in Clause 15(c) of the Principal Deed shall cover as well all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is required for the proper management of the Carpark Common Areas and Facilities within Phase 3.

9. Application of the Principal Deed

All the covenants provisions terms stipulations and agreements and in particular the powers of the Manager contained in the Principal Deed shall in so far as the same are not inconsistent with the covenants and provisions herein contained apply and take effect and be binding on the parties hereto as if the same had been specifically set out in these presents in full.

10. Non-enclosed Areas within Phase 3

All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Non-enclosed Areas shall apply to the Non-enclosed Areas within Phase 3.

11. Assignment of Common Areas and Facilities within Phase 3

Upon execution of this Sub-Deed, the First Owner shall assign to the Manager free of costs or consideration the whole of the Undivided Shares allocated to the Common Areas and Facilities within Phase 3 together with the Common Areas and Facilities within Phase 3 subject to and with the benefit of the Government Grant, the Principal Deed and this Sub-Deed. Such Undivided Shares together with the right to hold, use, occupy and enjoy the Common Areas and Facilities within Phase 3 shall be held by the Manager as trustee for the benefit of all the Owners for the time being and 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 to the new manager upon the same trust PROVIDED THAT if an Owners' Corporation is formed under the Building Management Ordinance it may require the Manager for the time being or its liquidator or receiver (as the case may be) to assign such Undivided Shares 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 within Phase 3 together with the Common Areas and Facilities within Phase 3 and transfer free of costs or consideration the management responsibility to the Owners' Corporation which shall hold such Undivided Shares on trust for the benefit of all the Owners.

12. Compliance with the Government Grant

No provisions in this Sub-Deed shall conflict with or be in breach of the Government Grant and each Owner of Phase 3 (including the First Owner) shall comply with the terms and conditions of the Government Grant in so far as the same relate to his part of the Development and as one of the Owners for the time being of the Lot, and the Manager shall comply with the terms and conditions of the Government Grant so long as it is the manager of the Development.

13. Chinese translation

The First Owner shall at his own cost provide a direct translation in Chinese of this Sub-Deed and deposit a copy of this Sub-Deed and the Chinese translation in the

management office within one month after the date hereof for inspection by all Owners free of costs and for taking of copies by the Owners at their expense and upon payment of a reasonable charge. All charges received must be credited to the Special Fund. In the event of any dispute arising out of the interpretation of the Chinese translation and the English version of this Sub-Deed, the English version of this Sub-Deed approved by the Director of Lands shall prevail.

14. Plans of Common Areas and Facilities within Phase 3

A copy of plans showing the Common Areas and Facilities within Phase 3 (if and where capable of being shown on plans) certified as to their accuracy by the Authorized Person are annexed to this Sub-Deed and shall be kept at the management office and shall be available for inspection by the Owners free of charge during normal office hours.

15. Sub-Deed binding on executors, etc.

The covenants and provisions of this Sub-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 Residential Units within Phase 3, the Parking Spaces within Phase 3 and the Common Areas and Facilities within Phase 3 and to the Undivided Share or Shares held therewith.

16. Rights and privileges

In addition to the rights and privileges in the Principal Deed, the Owner of each Undivided Share of the Residential Units within Phase 3 shall have the full right and liberty (but SUBJECT TO the provisions of the Government Grant, the Principal Deed, this Sub-Deed, the Wetland Management Agreement, the House Rules and the rights of the Manager and the First Owner provided in the Principal Deed) for the Owner for the time being, his tenants, servants, agents, lawful occupants and their bona fide guests, visitors or invitees (in common with all persons having the like right) to go pass or repass over and along and to use the Carpark Common Areas and Facilities for all purposes connected with the proper use and enjoyment of the Bicycle Parking Spaces and the Visitor Parking Spaces 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 rules (if any) made by the Manager in respect thereof, the House Rules and other regulations (if any) from time to time in force in respect of the same.

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

THE SCHEDULE

Allocation of Undivided Shares

Section 1: Summary

	Undivided Shares
<u>Phase 3</u>	
(A) Residential Units within Phase 3	143,748
(B) Parking Spaces within Phase 3	880
(C) Common Areas and Facilities within Phase 3	509,052
Total for Phase 3:	653,680

Section 2: Schedule of Allocation

(A) Residential Units within Phase 3

Tower	Floor	Flat						F	
		A	B	C	D	E	F		
Tower 8A	R/F	2,432	1,414	-	-	-	-	-	
	17/F			682	466	-	1,123		
	16/F	1,175	884	1,087	482	682	763		
	15/F	1,175	884	1,087	482	682	763		
	12/F	1,175	884	1,087	482	682	763		
	11/F	1,175	884	1,087	482	682	763		
	10/F	1,175	884	1,087	482	682	763		
	9/F	1,175	884	1,087	482	682	763		
	8/F	1,175	884	1,087	482	682	763		
	7/F	1,175	884	1,087	482	682	763		
	6/F	1,175	884	1,087	482	682	763		
	5/F	1,175	884	1,087	482	682	763		
	3/F	1,175	884	1,087	482	682	763		
	2/F	1,175	884	1,087	482	682	1,163		
	1/F	1,215	913	1,126	498	710	-		
Sub-total:								71,855	

Tower	Floor	Flat						F	
		A	B	C	D	E	F		
Tower 8B	R/F	2,433	1,470	-	-	-	-	-	
	17/F			682	466	-	1,122		
	16/F	1,175	884	1,087	482	682	763		
	15/F	1,175	884	1,087	482	682	763		
	12/F	1,175	884	1,087	482	682	763		
	11/F	1,175	884	1,087	482	682	763		
	10/F	1,175	884	1,087	482	682	763		
	9/F	1,175	884	1,087	482	682	763		
	8/F	1,175	884	1,087	482	682	763		
	7/F	1,175	884	1,087	482	682	763		
	6/F	1,175	884	1,087	482	682	763		
	5/F	1,175	884	1,087	482	682	763		
	3/F	1,175	884	1,087	482	682	763		
	2/F	1,175	884	1,087	482	682	1,163		
	1/F	1,205	913	1,118	498	710	-		
Sub-total:								71,893	

Total for Tower 8

143,748 Undivided Shares

Note:

1. There is no 4/F, 13/F and 14/F in the nomenclature system for the naming of floors for the Development.
2. Flat A to F of Tower 8A and Tower 8B, 1/F provide with flat roof adjacent thereto.
3. Flat A to E of Tower 8A and Tower 8B, 2/F to 16/F provide with balcony thereof.
4. Flat F of Tower 8A and Tower 8B, 2/F-3/F to 16/F-17/F provide with balcony thereof
5. Flat A of Tower 8A and Tower 8B, 2/F to 16/F provide with utility platform thereof.
6. Flat C and D of Tower 8A and Tower 8B, 17/F provide with balcony thereof.
7. Flat B of Tower 8A, 17/F provide with utility platform thereof.
8. Flat A of Tower 8A and Tower 8B, 17/F provide with flat roof adjacent thereto.
9. Flat A to B of Tower 8A and Tower 8B, 17/F provide with stairhood appertaining thereto and roof(s) thereabove.

(B) Parking Spaces within Phase 3

34 Residential Car Parking Spaces 860 Undivided Shares
(including 33 Residential Car Parking Spaces of 25
Undivided Shares each and 1 Residential Car Parking
Space for disabled persons of 35 Undivided Shares)

4 Residential Motor Cycle Parking Spaces of 5 Undivided 20 Undivided Shares
Shares each

(C) Common Areas and Facilities within Phase 3 509,052 Undivided Shares

The First Owner

EXECUTED as a deed and **SEALED**)
with the Common Seal of the **First**)
Owner in accordance with the articles of)
association and **SIGNED** by)

Lui Ting Director)

duly authorised by a board resolution of)
its directors whose signature(s) is/are)
verified by:-)



Cheng Kwok Wai
Mayer Brown
Solicitor, Hong Kong SAR



Phase 3 First Assignee

SIGNED, SEALED and DELIVERED)
by the **Phase 3 First Assignee** (Holder(s)))
of Hong Kong Identity Card)
No. [REDACTED] in the presence of:-)



A handwritten signature in black ink, appearing to read "Wendy Ho".

HO WAI YIN, WENDY
Clerk to Messrs. T.K. Tsui & Co.,
Solicitors, Hong Kong SAR

INTERPRETED to the Phase 3 First Assignee by:-

A handwritten signature in black ink, appearing to read "Wendy Ho".

HO WAI YIN, WENDY
Clerk to Messrs. T.K. Tsui & Co.,
Solicitors, Hong Kong SAR

I hereby verify the signature
of Ho Wai Yin, Wendy

A handwritten signature in black ink, appearing to read "Louis Lai".

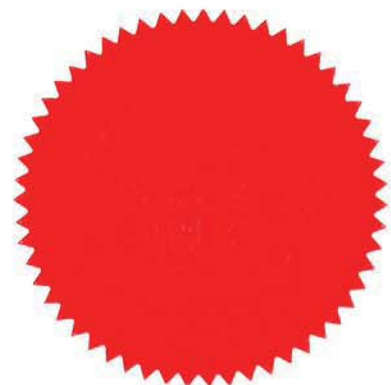
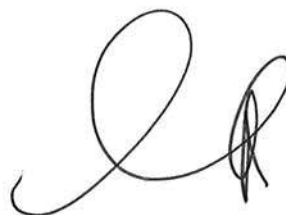
LAI YUNG LOUIS
Solicitor, Hong Kong SAR
T. K. Tsui & Co., Solicitors

The DMC Manager

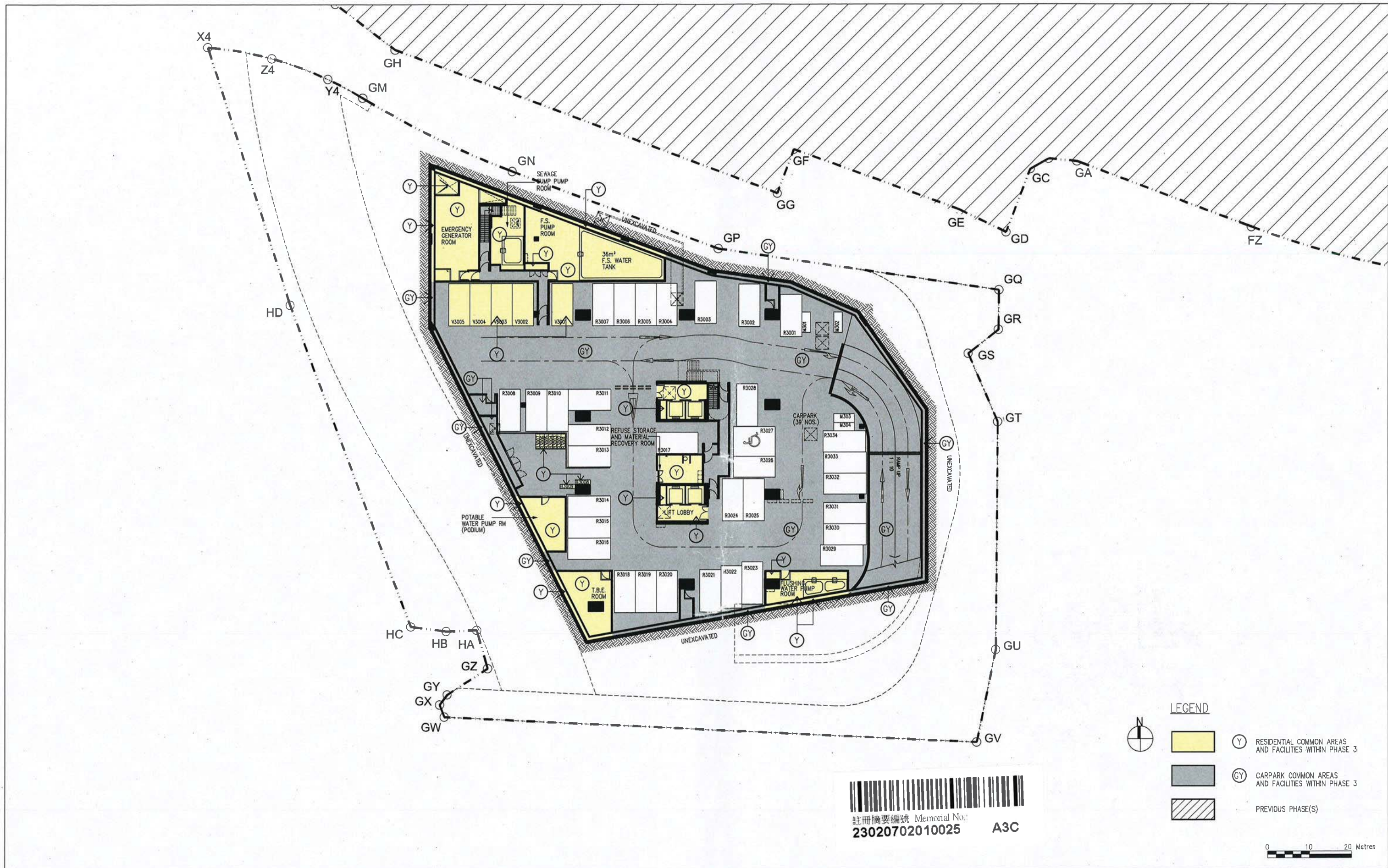
EXECUTED as a deed and **SEALED**)
with the Common Seal of the **DMC**)
Manager in accordance with the articles)
of association and **SIGNED** by)

Kevin Chu Kai Ming, Director)

duly authorised by a board resolution of)
its directors whose signature(s) is/are)
verified by :-)



Cheng Kwok Wai
Mayer Brown
Solicitor, Hong Kong SAR



Rev.	Description	Drawn	Checked	Approved	Date
-	FIRST ISSUE	SZ	LAC	CPC	13 / 11 / 15
A	FIRST AMENDMENT	SZ	LAC	CPC	27 / 07 / 18
B	SECOND AMENDMENT	SZ	TLY	CPC	01 / 02 / 19
C	THIRD AMENDMENT	SZ	LHY	CPC	22 / 03 / 23

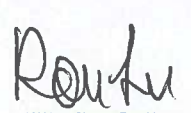
Rev.	Description	Drawn	Checked	Approved	Date

RONALD LU & PARTNERS
 ARCHITECTS | PLANNERS | INTERIOR DESIGNERS
 Ronald Lu & Partners (Hong Kong) Ltd.
 呂光輝建築師事務所(香港)有限公司
 33rd Floor, Wu Chung House,
 219 Queen's Road East,
 Wanchai, Hong Kong
 Tel: (852) 2891 2212
 Fax: (852) 2834 5442

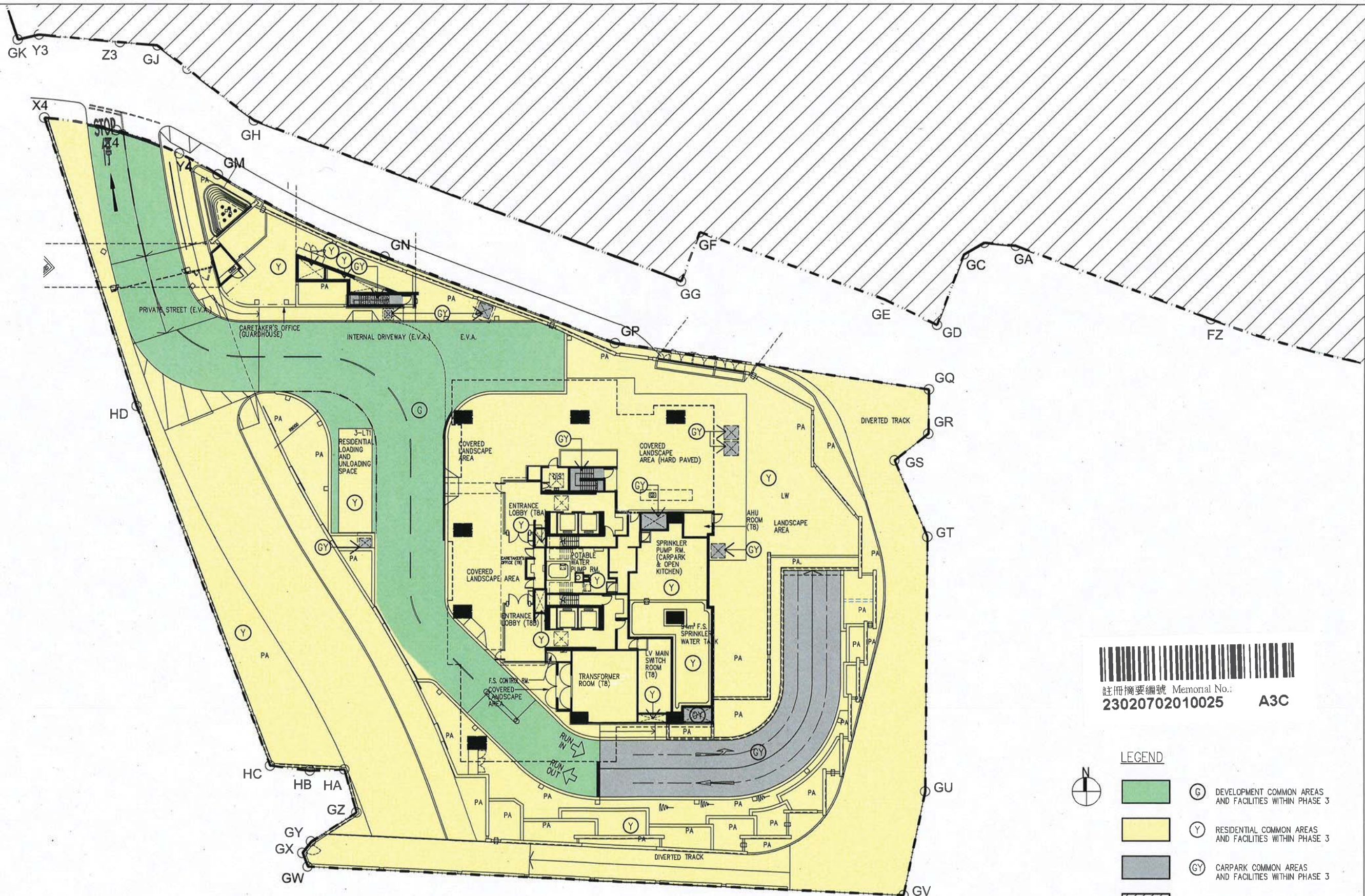
Project Title
**PROPOSED DEVELOPMENT
 AT SHA PO, YUEN LONG
 (THE REMAINING PORTION OF
 LOT NO. 1927 RP IN DD 107)**

Drawing Title
**PHASE 3-TOWER 8
 BASEMENT FLOOR PLAN**

Project No. 13173NT
 Issue Date: SEPT. 2019
 Cad File No.
 U:\13173NT\SUB\DWG\RLP-13173-DMC-GP400.dwg
 SCALE: 1:400 @A3
 Drawing No.
RLP-13173-DMC-GP400

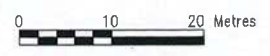
I Hereby Certify The Accuracy Of This Plan.

LU Yuen Cheung Ronald
 Authorized Person (Architect)

Authority's / Client's Approval



註冊摘要編號 Memorial No.:
23020702010025 A3C

- LEGEND**
- (G) DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 3
 - (Y) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 3
 - (GY) CARPARK COMMON AREAS AND FACILITIES WITHIN PHASE 3
 - PREVIOUS PHASE(S)



Rev.	Description	Drawn	Checked	Approved	Date
-	FIRST ISSUE	SZ	LAC	OPC	13 / 11 / 15
A	FIRST AMENDMENT	SZ	LAC	OPC	27 / 07 / 18
B	SECOND AMENDMENT	SZ	TLY	OPC	01 / 02 / 19
C	THIRD AMENDMENT	SZ	LHY	OPC	22 / 03 / 23

Rev.	Description	Drawn	Checked	Approved	Date

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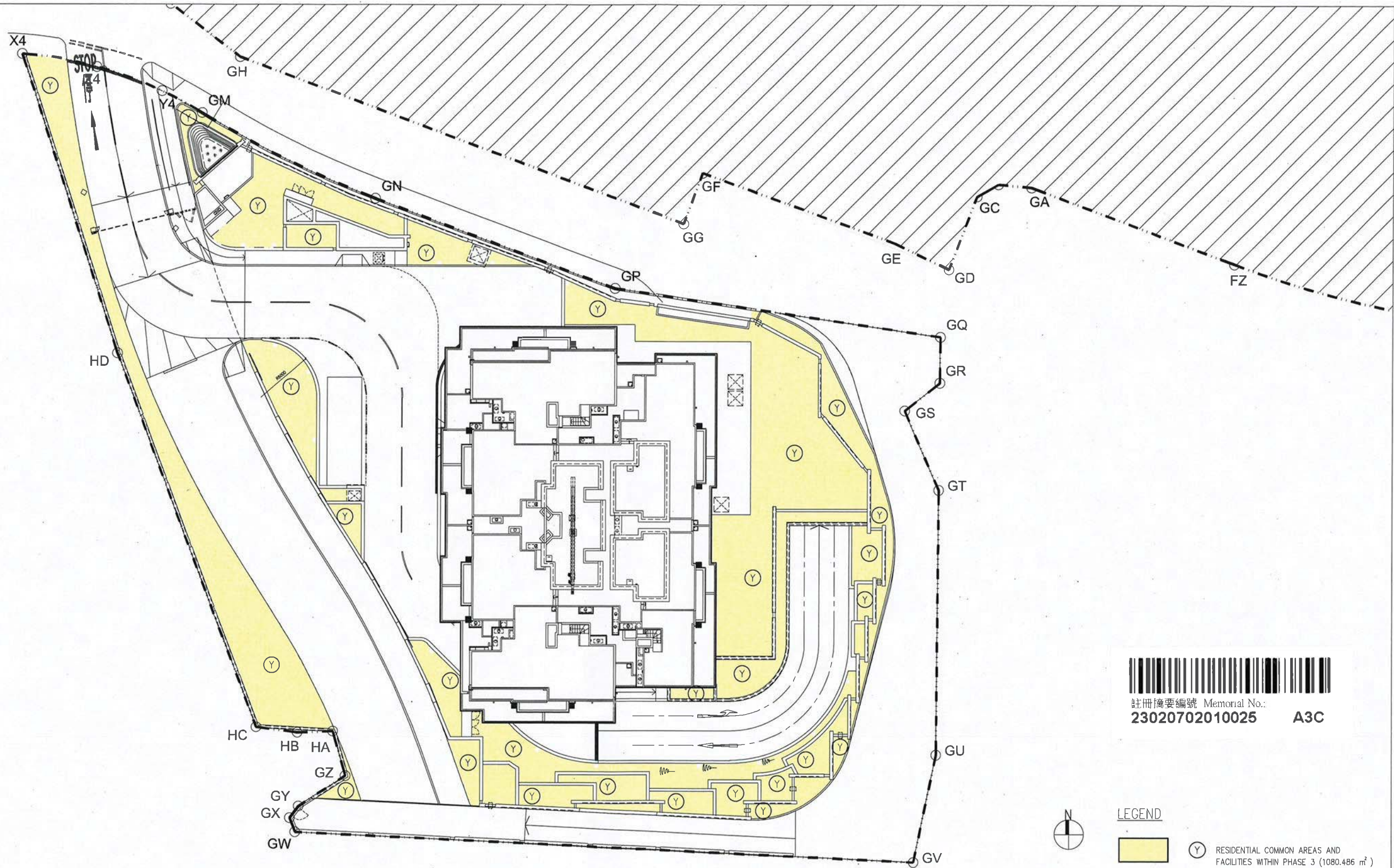
Project Title
**PROPOSED DEVELOPMENT
 AT SHA PO, YUEN LONG
 (THE REMAINING PORTION OF
 LOT NO. 1927 RP IN DD 107)**

Drawing Title
**PHASE 3-TOWER 8
 GROUND FLOOR PLAN**

Project No.
13173NT
 Issue Date
SEPT. 2019
 Cod File No.
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 SCALE:
1:400 @A3
 Drawing No.
RLP-13173-DMC-0P401

I Herby Certify The Accuracy Of This Plan.

 LU Yuen Cheung Ronald
 Authorized Person (Architect)
 Authority's / Client's Approval



註冊摘要編號 Memorial No.:
23020702010025 A3C

LEGEND

- RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 3 (1080.486 m²)

Rev.	Description	Drawn	Checked	Approved	Date
-	FIRST ISSUE	SZ	LAC	OPC	13 / 11 / 15
A	FIRST AMENDMENT	SZ	LHY	OPC	27 / 07 / 18
B	SECOND AMENDMENT	SZ	TLY	OPC	01 / 02 / 18
C	THIRD AMENDMENT	SZ	TLY	OPC	22 / 10 / 18

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Project Title
**PROPOSED DEVELOPMENT
 AT SHA PO, YUEN LONG
 (THE REMAINING PORTION OF
 LOT NO. 1927 RP IN DD 107)**

Drawing Title
**PHASE 3
 GREENERY AREAS PLAN**

Project No. 13173NT
 Issue Date SEPT. 2019
 Cad File No. U:\13173NT\SUB\DMC\RLP-13173-DMC-GP402.dwg
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 Drawing No. RLP-13173-DMC-GP402


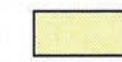
I Hereby Certify The Accuracy Of This Plan.

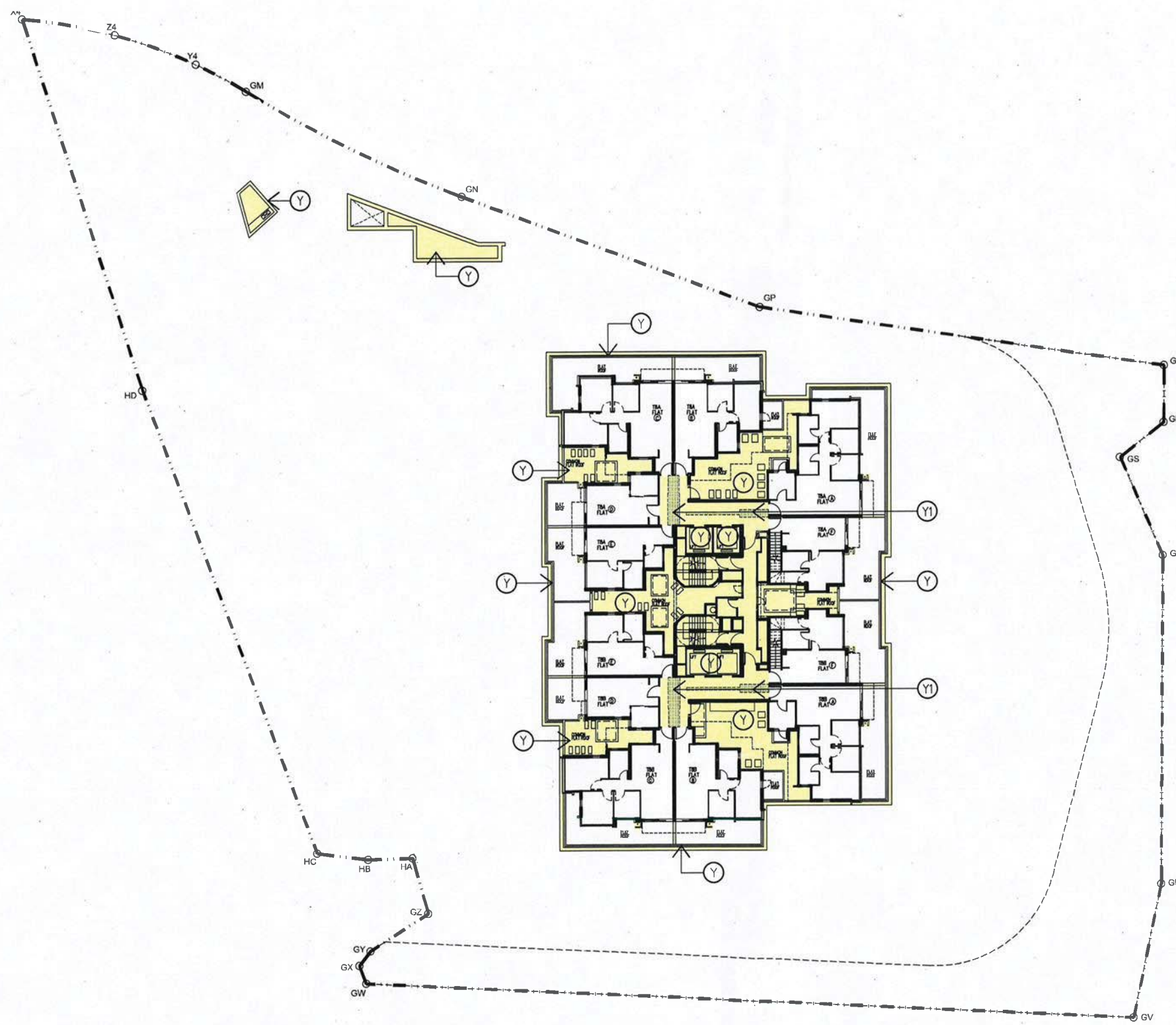
Authority's / Client's Approval

Ronald Lu
 LU Yuen Cheung Ronald
 Authorized Person (Architect)

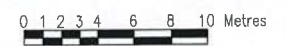


LEGEND

-  (Y) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 3
-  (Y1) WIDENED COMMON CORRIDOR AND LIFT LOBBY (YELLOW STIPPLED BLACK)



註冊摘要編號 Memorial No.
 23020702010025 A3C



Rev.	Description	Drawn	Checked	Approved	Date
-	FIRST ISSUE	SZ	LAC	OPC	13 / 11 / 15
A	FIRST AMENDMENT	SZ	LHY	OPC	27 / 07 / 16
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Check at measurement on site for all details of structure. The drawing is to be used in conjunction with the specification and any amendments are to be immediately reported to the Architect. The drawing is the copyright property of the Architect and it shall be returned to him or to his agent upon completion of the contract.


B.D. REF :
 F.S.D. REF :
 D.L.D. REF :
 Drawn By :
 Checked By :
 Approved By :

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Project Title
 PROPOSED DEVELOPMENT
 AT SHA PO, YUEN LONG
 (THE REMAINING PORTION OF
 LOT NO. 1927 RP IN DD 107)

Drawing Title
 PHASE 3-TOWER 8
 FIRST FLOOR PLAN

Project No.
 13173NT
 Issue Date.
 SEPT. 2019
 Cad File No.
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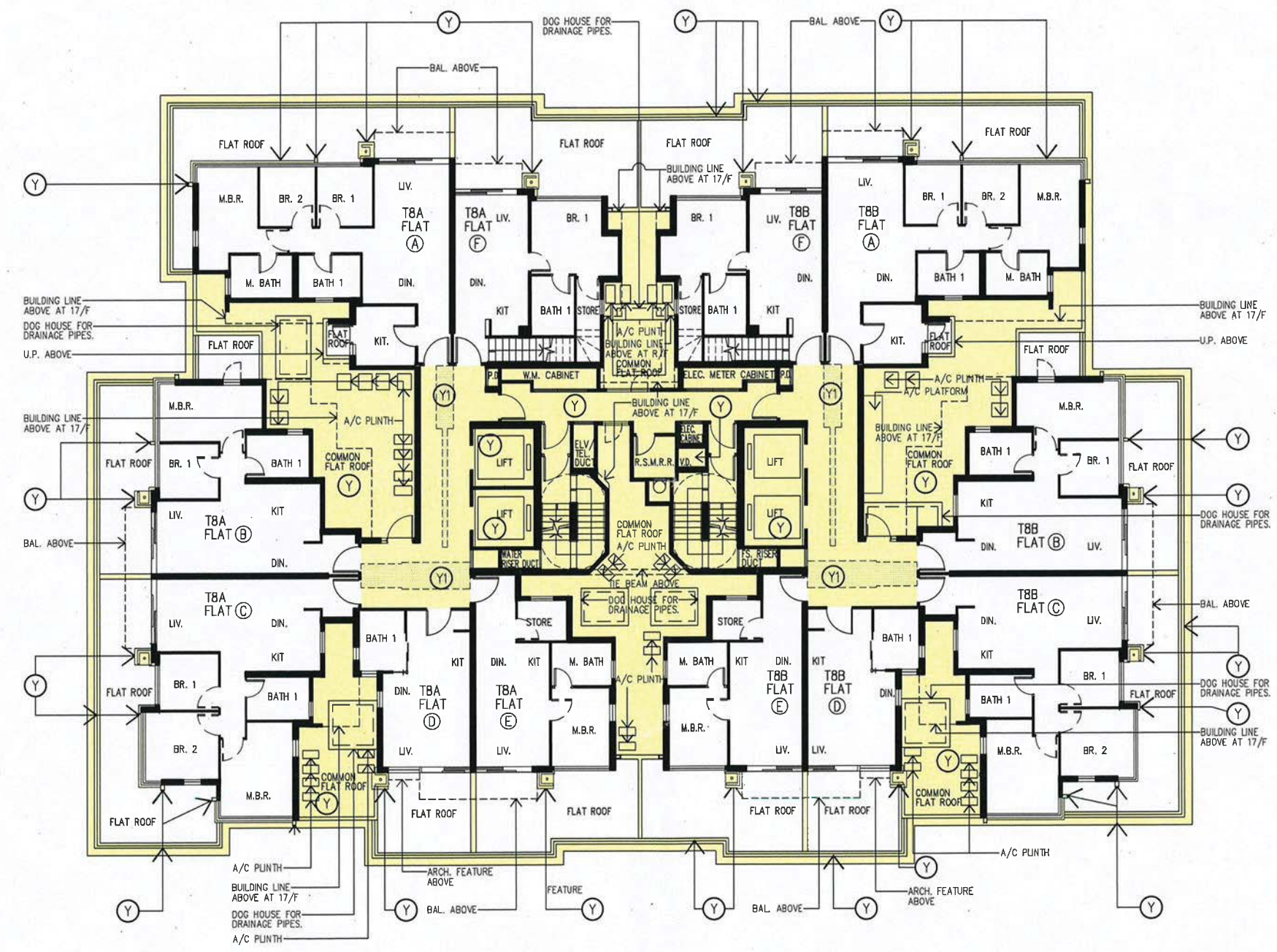
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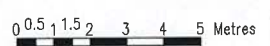
- (Y) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 3
- (Y1) WIDENED COMMON CORRIDOR AND LIFT LOBBY (YELLOW STIPPLED BLACK)



1/F PLAN OF TOWER 8A & 8B



註冊摘要編號 Memorial No. 23020702010025 A3C



Rev.	Description	Drawn	Checked	Approved	Date
-	FIRST ISSUE	SZ	LAC	CPC	13 / 11 / 15
A	FIRST AMENDMENT	SZ	LHY	CPC	17 / 12 / 16
B	THIRD AMENDMENT	SZ	LHY	CPC	22 / 03 / 23

Rev.	Description	Drawn	Checked	Approved	Date

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Project Title
 PROPOSED DEVELOPMENT
 AT SHA PO, YUEN LONG
 (THE REMAINING PORTION OF
 LOT NO. 1927 RP IN DD 107)

Drawing Title
 PHASE 3-TOWER 8
 1/F PLAN OF TOWER 8

Project No. 13173NT
 Issue Date. JULY 2018
 Cod File No.
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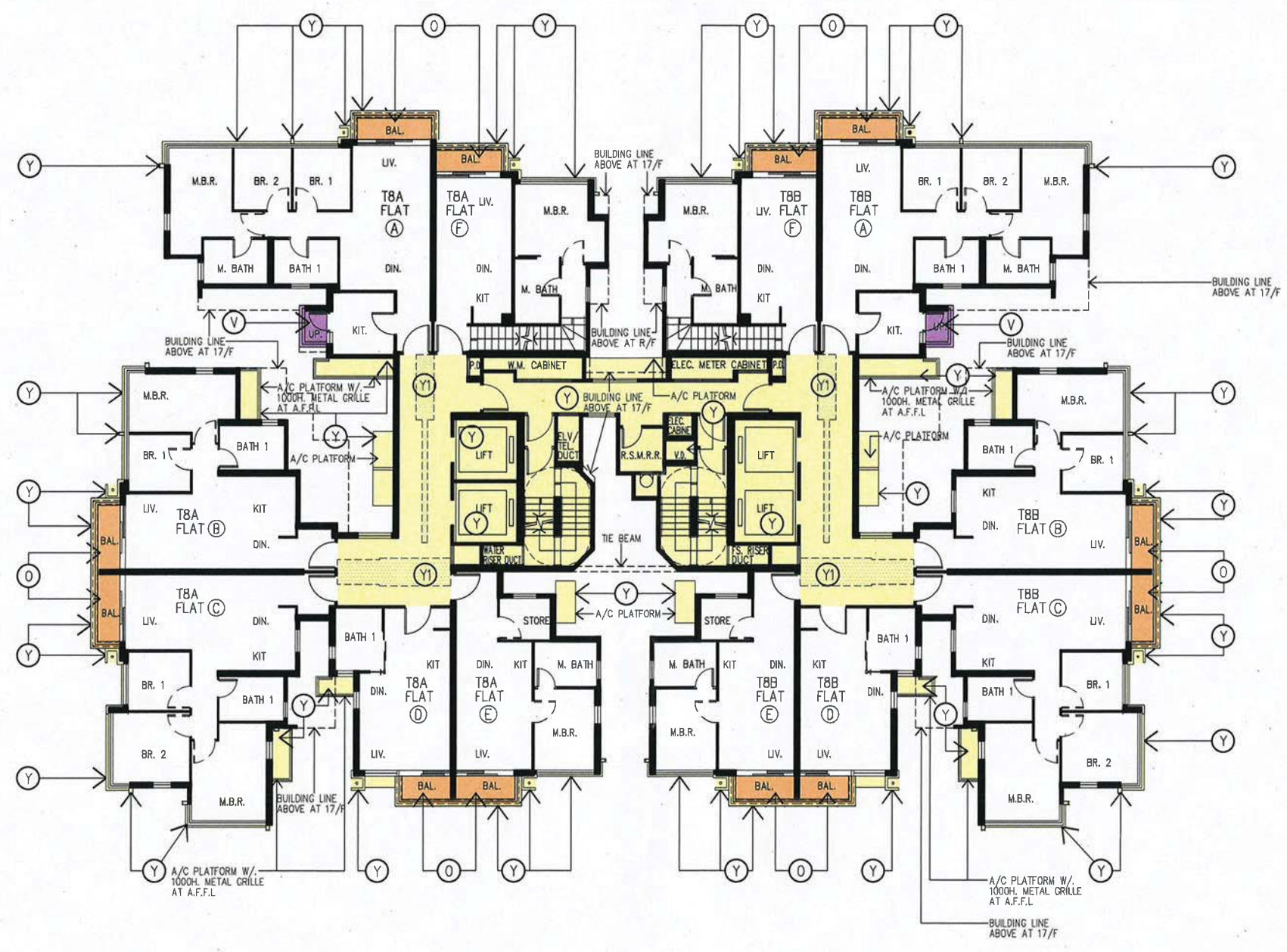
I Herby Certify The Accuracy Of This Plan.

 LU Yuan Cheung Ronald
 Authorized Person (Architect)

Authority's / Client's Approval



- LEGEND**
- RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 3
 - BALCONY
 - UTILITY PLATFORM
 - WIDENED COMMON CORRIDOR AND LIFT LOBBY (YELLOW STIPPLED BLACK)



2/F - 16/F PLAN OF TOWER 8A & 8B
(12 STOREYS) 4/F, 13/F AND 14/F ARE OMITTED

註冊摘要編號 Memorial No.
23020702010025 **A3C**



Rev.	Description	Drawn	Checked	Approved	Date
-	FIRST ISSUE	SZ	LAC	CPC	13 / 11 / 15
A	FIRST AMENDMENT	SZ	LHY	CPC	17 / 12 / 18
B	THIRD AMENDMENT	SZ	LHY	CPC	22 / 03 / 21

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Fax : (852) 2834 6442

Project Title
PROPOSED DEVELOPMENT
AT SHA PO, YUEN LONG
(THE REMAINING PORTION OF
LOT NO. 1927 RP IN DD 107)

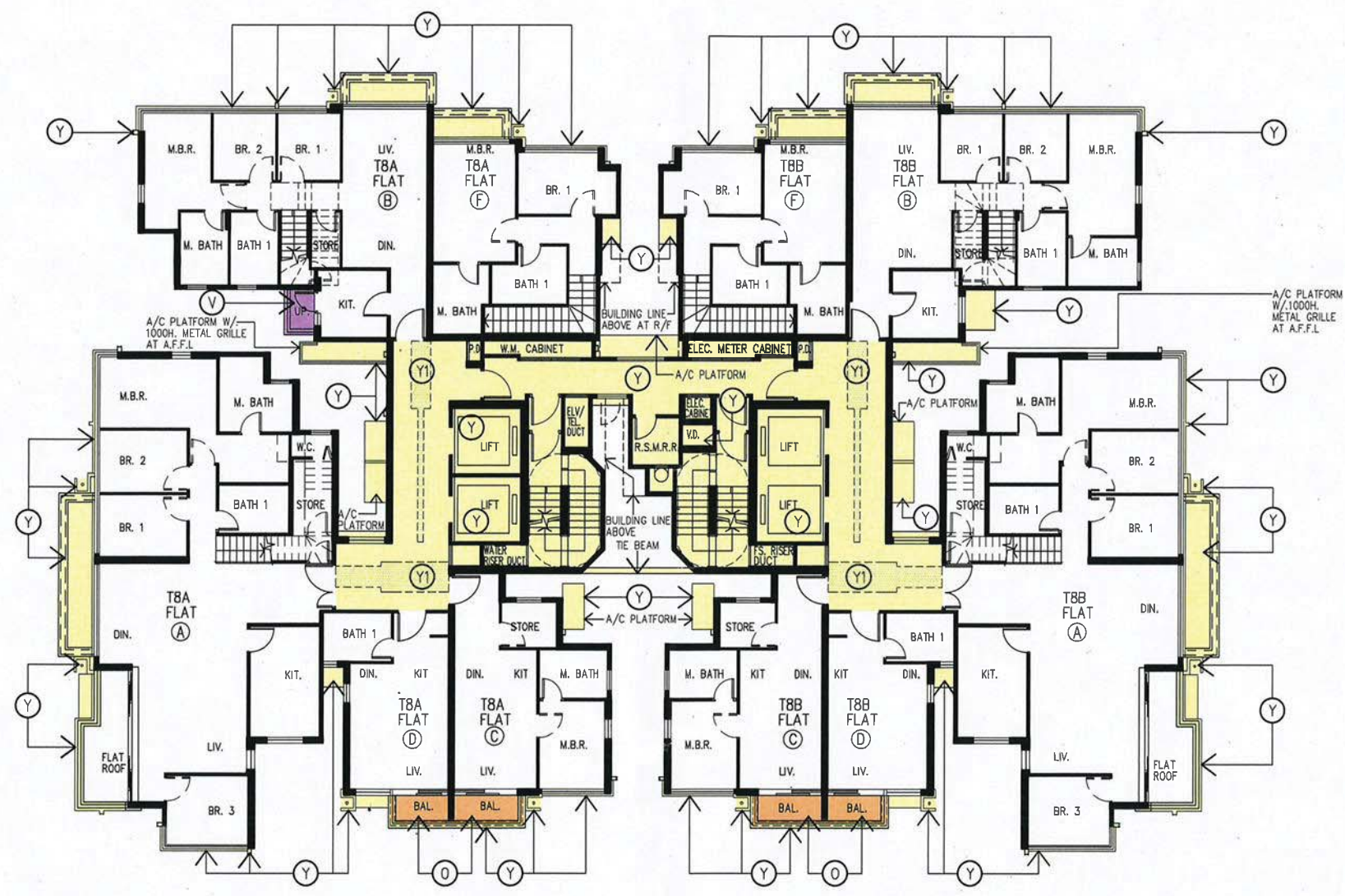
Drawing Title
PHASE 3-TOWER 8
2/F-16/F PLAN OF TOWER 8

Project No.
13173NT
Issue Date.
JULY 2018
Cad File No.
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SCALE:
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Drawing No.
RLP-13173-DMC-6P405

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Ronald Lu
LU Yuan Cheung Ronald
Authorized Person (Architect)
Authority's / Client's Approval



- LEGEND**
- (Y) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 3
 - (O) BALCONY
 - (V) UTILITY PLATFORM
 - (Y1) WIDENED COMMON CORRIDOR AND LIFT LOBBY (YELLOW STIPPLED BLACK)



註冊摘要編號 Memorial No.:
23020702010025 A3C

17/F PLAN OF TOWER 8A & 8B



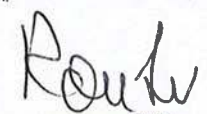
Rev.	Description	Drawn	Checked	Approved	Date
-	FIRST ISSUE	SZ	LAC	GPC	13 / 11 / 15
A	FIRST AMENDMENT	SZ	LHY	GPC	17 / 12 / 18
B	THIRD AMENDMENT	SZ	LHY	GPC	22 / 03 / 21

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Project Title
**PROPOSED DEVELOPMENT
 AT SHA PO, YUEN LONG
 (THE REMAINING PORTION OF
 LOT NO. 1927 RP IN DD 107)**

Drawing Title
**PHASE 3-TOWER B
 17/F PLAN OF TOWER B**

Project No.
13173NT
 Issue Date
JULY 2018
 Cad File No.
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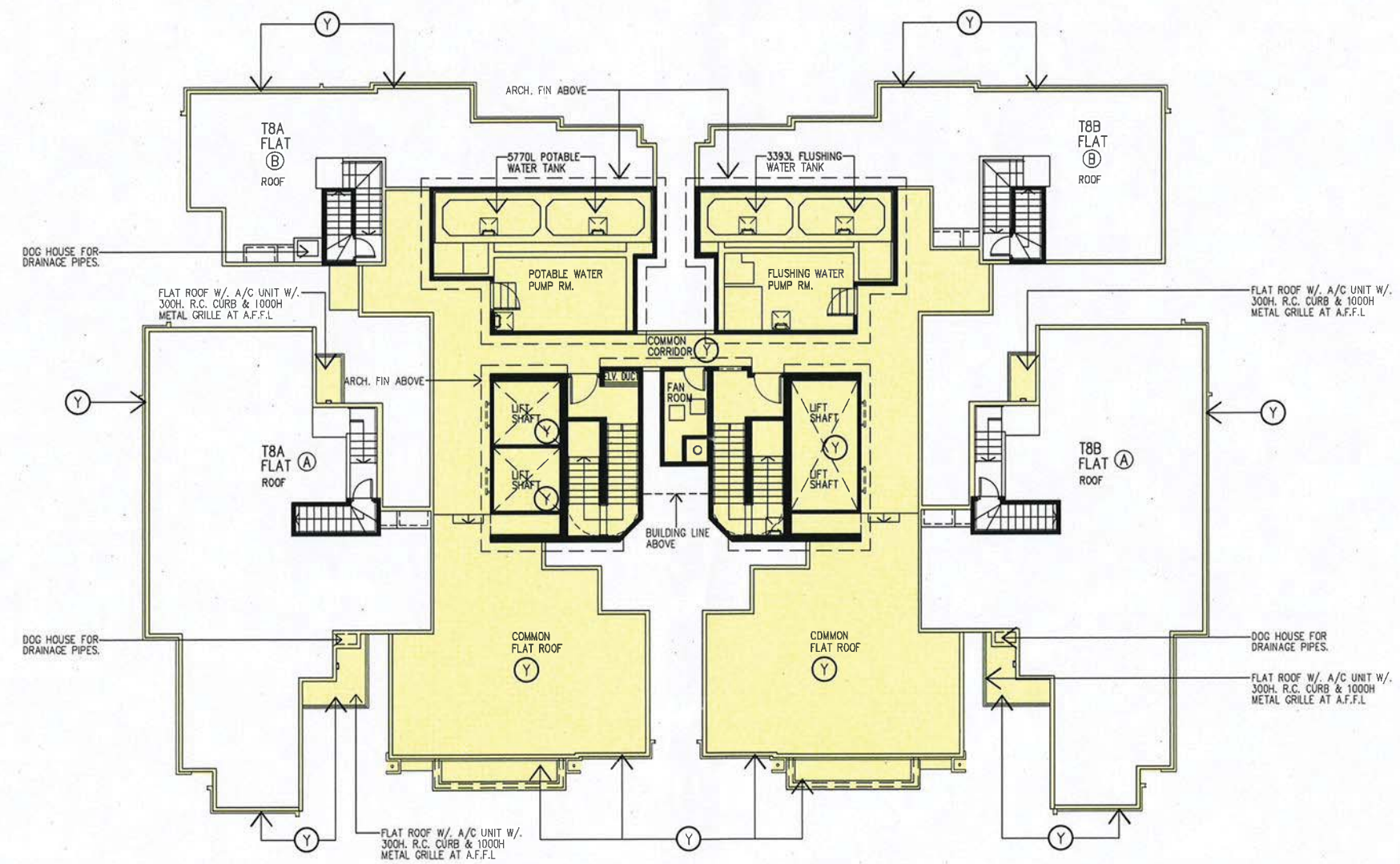
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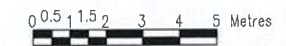
RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 3



ROOF PLAN OF TOWER 8A & 8B



註冊摘要編號 Memorial No.: 23020702010025 A3C



Rev.	Description	Drawn	Checked	Approved	Date
-	FIRST ISSUE	SZ	LAC	CPC	13 / 11 / 15
A	FIRST AMENDMENT	SZ	LHY	CPC	17 / 12 / 16
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Rev.	Description	Drawn	Checked	Approved	Date

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Project Title
 PROPOSED DEVELOPMENT
 AT SHA PO, YUEN LONG
 (THE REMAINING PORTION OF
 LOT NO. 1927 RP IN DD 107)

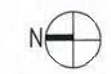
Drawing Title
 PHASE 3-TOWER 8
 ROOF PLAN OF TOWER 8

Project No.
 13173NT
 Issue Date
 JULY 2018
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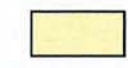
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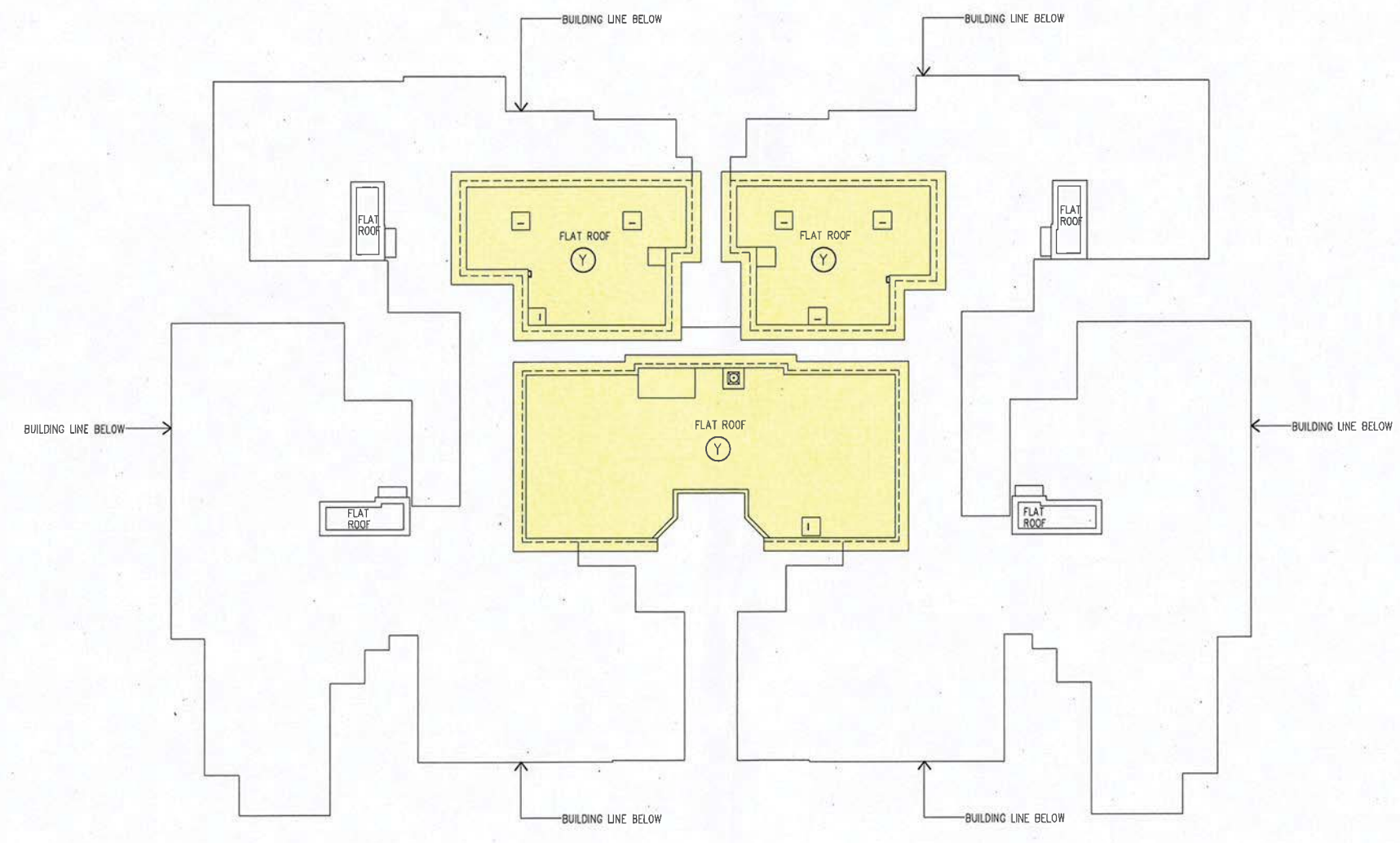
Authority's / Client's Approval



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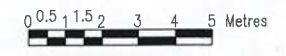


RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 3



註冊摘要編號 Memorial No.: 23020702010025 A3C

TOP ROOF OF TOWER 8A & 8B



Rev.	Description	Drawn	Checked	Approved	Date	Rev.	Description	Drawn	Checked	Approved	Date
-	FIRST ISSUE	SZ	LAC	CPC	13 / 11 / 15						
A	FIRST AMENDMENT	SZ	LHY	CPC	27 / 07 / 18						

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 Tel : (852) 2801 2212
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Project Title
 PROPOSED DEVELOPMENT
 AT SHA PO, YUEN LONG
 (THE REMAINING PORTION OF
 LOT NO. 1927 RP IN DD 107)

Drawing Title
 PHASE 3-TOWER 8
 TOP ROOF PLAN OF TOWER 8

Project No.
 13173NT
 Issue Date
 SEPT. 2019
 Cad File No.
 U:\13173NT\SUB\DWG\RLP-13173-DMC-GP408.dwg
 SCALE
 1:200 @A3
 Drawing No.
 RLP-13173-DMC-GP408

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Ronald Lu
 LU Yuen Cheung Ronald
 Authorized Person (Architect)

Authority's / Client's Approval