

Dated _____ 20 _____

MTR CORPORATION LIMITED

as the registered owner

and

[_____]

as the Purchaser

and

MTR CORPORATION LIMITED

as the Manager

SUB-DEED OF MUTUAL COVENANT

and

MANAGEMENT AGREEMENT

in respect of

the development erected on

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

Tseung Kwan O

Draft 18

2026.01.07

Deacons

5th Floor
Alexandra House
18 Chater Road
Central, Hong Kong
hongkong@deacons.com
www.deacons.com
Tel : +852 2825 9211
Fax : +852 2810 0431

LC:WW:TSCARY 576882

SUB-DEED OF MUTUAL COVENANT

INDEX

SECTION A : PARTIES AND RECITALS

Date

Parties

Recitals

1. Supplemental
2. Development
3. Allocation of Shares
4. Assignment
5. Purpose of Deed
6. Approval

OPERATIVE PARTS

SECTION B : DEFINITIONS

SECTION C : RIGHTS OF OWNERS

1. Rights attaching to each Share
2. Rights of MTR
3. Rights of Purchaser
4. Disposal Restrictions

SECTION D : OBLIGATIONS OF OWNERS AND POWERS OF MANAGER

1. Owners to comply
2. Owners to observe restrictive covenants
3. Management Charges
4. Assignment of Common Areas and Common Services and Facilities
5. Phase XIII Residential Units with open kitchen
6. Curtain walls and casement windows
7. Ownership and maintenance of Non-Common EV Facilities
8. Compliance with Ordinances, etc. in respect of Non-Common EV Facilities
9. Compliance with Ordinances, etc. in respect of EV Facilities for Visitors' Car Parking Spaces
10. Inspection of external drainage pipes concealed by architectural features
11. Air-conditioning platform forming part of a Phase XIII Residential Unit
12. Electricity supply

SECTION E : MEETINGS OF THE OWNERS OF PHASE XIII

1. Meetings of the Owners
2. Annual Meeting

3. Convening of Meeting
4. Notice
5. Quorum
6. Chairman
7. Minutes
8. Voting
9. Resolutions binding on Owners
10. Accidental omission of notice
11. Resolutions requiring special majority
12. Audit of annual accounts
13. Meetings before completion of Phase XIII B

SECTION F : PHASE XIII OWNERS SUB-COMMITTEE

1. Number of members
2. Quorum
3. Eligibility for appointment
4. Election and appointment of members
5. Officers
6. Tenure of office
7. Votes of members
8. Power to make rules
9. Manager to be invited
10. Power to call meeting

SECTION G : PHASE XIII HOUSE RULES

1. Phase XIII House Rules first in force
2. Making and Amendment of Phase XIII House Rules
3. Phase XIII House Rules to be posted on notice boards

SECTION H : INTERPRETATION AND MISCELLANEOUS

1. Marginal notes, headings and index
2. Plurals and genders
3. Service of notices
4. Covenants to run with the Land
5. Chinese Translation
6. Building Management Ordinance
7. Works and Installations
8. Paragraphs 7(7) and 7(8) of Schedule 7 to Building Management Ordinance

**FIRST SCHEDULE PART I ALLOCATION OF SHARES
PART II ALLOCATION OF MANAGEMENT UNITS**

SECOND SCHEDULE PART I EASEMENTS

1. Right to pass
2. Rights of Owners of Phase XIII Car Parking Spaces
3. Rights relating to Visitors' Car Parking Spaces

4. Rights relating to utility pits and trenches

PART II EXCEPTIONS AND RESERVATIONS

1. Rights of other Owners
2. Rights relating to Internal Transport System
3. Rights of the public
4. Rights of the Owners of Site H and Site I to pass and use the part of the Area serving as emergency vehicular access

THIRD SCHEDULE RESTRICTIONS AND PROHIBITIONS

1. Not to partition
2. User
3. Not to make alterations or additions
4. Phase XIII Non-enclosed Areas
5. Not to hang washing
6. Not to exhibit signs
7. Not to misuse lavatories
8. Not to obstruct Common Areas
9. No erection of metal grilles and shutters
10. Not to obstruct driveways
11. Visitors' Car Parking Spaces
12. Parking spaces for disabled persons
13. Loading and unloading bays
14. Pedal-cycle parking spaces
15. No demolition or alteration of partition walls and/or floor/roof slabs and consent record
16. Greenery Areas
17. Phase XIII Recreational Areas and Facilities

FOURTH SCHEDULE PHASE XIII HOUSE RULES

FIFTH SCHEDULE WORKS AND INSTALLATIONS

SIXTH SCHEDULE PHASE XIII BALCONIES AND PHASE XIII UTILITY PLATFORMS

EXECUTION

Approval

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

OPERATIVE PARTS

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

SECTION B

DEFINITIONS

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

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

- “Approved Plans”** means the general building plans and specifications in respect of Phase XIII of the Development or in respect of any part or parts of Phase XIII of the Development prepared by the Authorized Person and approved by the Building Authority under reference no. BD 2/7192/97/13(KL) and includes any amendment thereto as approved by the Building Authority;
- “Area”** means the Reserved Areas (as defined in the Principal Deed) situated within Site KL, which is also defined as “the Area” in Special Condition No.(16)(b)(i)(xi)(VIII) of the Government Grant, reserved for the purpose of the possible future expansion of the Station Complex (as defined in the Principal Deed) and construction of tunnels and pedestrian entrances in respect of the extension of the existing Mass Transit Railway network; and the Area is for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Red;
- “Area Confirmation Date”** means the Area Confirmation Date as defined in Special Condition No.(16)(b)(i)(xi)(VIII) of the Government Grant;
- “Authorized Person”** means an authorized person who is appointed under section 4(1)(a) or (2) of the Buildings Ordinance (Cap.123) as a co-ordinator of building works for Phase XIII of the Development;
- “CCTV Imaging Device”** means the CCTV imaging device referred to in paragraph 2(a) of Appendix B of Practice Note No.APP-93 issued by the Buildings Department and which is required by the Building Authority to be provided for the inspection of the external drainage pipes concealed by architectural features of each Tower and such term shall include all such wires, cables, equipment, apparatus, and such other electrical or other installations or otherwise for or in relation to such device;
- “Common EV Facilities”** means all such facilities installed or to be installed within the Phase XIII Car Park Common Areas for the common use and benefit of the Owners of the Phase XIII Car Parking Spaces for the purpose of or in relation to the charging of electric motor vehicles or electric motor cycles licensed under the Road Traffic Ordinance (Cap.374) parking at any of the Phase XIII Car Parking Spaces; such facilities shall not serve any of the Phase XIII Car Parking Spaces exclusively or belong to any of the Owners of the Phase XIII Car Parking Spaces and shall include but not limited to such wires, cables, ducts, trunking, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose;
- “Deed”** means this Deed as amended or varied from time to time;

“EV Facilities for Visitors’ Car Parking Spaces”

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

“Fire Safety Management Plan”

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

“First Assigned Premises”

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

“Management Units”

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

“Non-Common EV Facilities”

means all such facilities installed or to be installed within the Phase XIII Car Park for serving any of the Phase XIII Car Parking Spaces exclusively or belonging to any of the Owners of the Phase XIII Car Parking Spaces for the purpose of or in relation to the charging of electric motor vehicles or electric motor cycles licensed under the Road Traffic Ordinance (Cap.374) parking at such Phase XIII Car Parking Spaces; such facilities shall include but not limited to such wires, cables, ducts, trunking, electric meters, base boxes, socket outlets, locks, covers and such other security and/or protective devices, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose;

“Non-Station Development Common Areas within Phase XIII”

means those parts of the Non-Station Development Common Areas (as defined in the Principal Deed) situated within Phase XIII which are intended for use by or benefit of Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, emergency vehicular access on Ground Floor, part of the Public Open Space (as for identification purpose only shown coloured Orange Hatched Black on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto), covered walkways on 3rd Floor and 5th Floor (including associated roof(s), flat roof, staircases, ramps and landings and associated structures thereof) and roofed-over staircases on Ground Floor, 1st Floor, 2nd Floor, 3rd Floor and 5th Floor forming part of the Internal Transport System as defined under Special Condition No.(60)(a) of the Government Grant and part of the Public Open Space (as for identification purpose only shown coloured Orange Hatched Red on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto), part of the greenery areas (forming part of the Public Open Space) (including planters) (as for identification purpose only shown coloured Orange Stippled Black on Plans DMC-001, DMC-004 and DMC-005 of the common areas plans annexed hereto), dog houses, service maintenance chamber, service maintenance duct for water mains, potable & flushing water pump room, meter room, meeting room, pantry, stores, shower, lavatory, accessible unisex toilet, lifts, lift pits, lift shafts, owners’ committee office, quarter for watchmen and caretakers, pipe ducts; and the Non-Station Development Common Areas within Phase XIII are for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Orange, Orange Hatched Black, Orange Hatched Red and Orange Stippled Black;

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

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

“Phase XIII”

means that part of the Non-Station Development constructed on the part of the Land shown and marked Site KL on Plan N annexed to the Government Grant and referred to therein as Site KL comprising Phase XIII which consists of (i) “Phase XIII-Public Open Space” (which is shown as “Phase XIII-DOS” on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Cross-Hatched Orange on the phasing plans annexed hereto) comprising part of the Common Areas and the Common Services and Facilities in Phase XIII, (ii) “Phase XIII A” (which is shown as “Phase XIII A” on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Cross-Hatched Green on the phasing plans annexed hereto) comprising the Phase XIII Residential Units in Tower 3(3A & 3B) and Tower 5(5A & 5B), the Phase XIII Car Park, the Phase XIII Recreational Areas and Facilities and part of the Common Areas and the Common Services and Facilities in Phase XIII, and (iii) “Phase XIII B” (which is shown as “Phase XIII B” on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Cross-Hatched Blue on the phasing plans annexed hereto) comprising the Phase XIII Residential Units in Tower 1(1A & 1B) and Tower 2(2A & 2B) and part of the Common Areas and the Common Services and Facilities in Phase XIII;

“Phase XIII Balcony”

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

“Phase XIII Car Park”

means that part of the Car Park within Phase XIII indicated on the Approved Plans for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap.374) and belonging to the Owners or occupiers of the Residential Development or belonging to the visitors or invitees of the Owners or occupiers of the Phase XIII Residential Development or the parking of motor cycles to be used by the Owners or occupiers of the Residential Development or their visitors or invitees or the parking of pedal-cycles to be used by the Owners or occupiers of the Phase XIII Residential Development or their visitors or invitees and includes areas intended for the common use and benefit of the Owners, occupiers and licensees of such part of the Car Park within Phase XIII and also includes parking spaces for disabled persons provided in Site KL pursuant to Special Condition No.(44)(a)(vii) of the Government Grant;

“Phase XIII Car Park Common Areas”

means the whole of the Phase XIII Car Park (except those Phase XIII Car Parking Spaces and pedal-cycle parking spaces shown and delineated on the car park layout plan approved by the Building Authority), intended for the common use and benefit of the Owners, occupiers and licensees of the Phase XIII Car Park including, but not limited to, the Visitors’ Car Parking Spaces, parking spaces for disabled persons provided in Site KL pursuant to Special Condition No.(44)(a)(vii) of the Government Grant, car ramps, upper part of car ramp, driveways, entrances, EV charger rooms, electrical room(s), maintenance space(s), fan rooms, fireman’s lift lobbies, protected lobbies to a required staircase, staircases, exhaust vent shaft(s), hose reels; and the Phase XIII Car

Park Common Areas are for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Green;

“Phase XIII Car Park Common Services and Facilities”

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

“Phase XIII Car Parking Space”

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

“Phase XIII Common Areas”

means those parts of Phase XIII which are intended for use by or benefit of the Owners of more than one constituent parts of Phase XIII, namely the Phase XIII Car Park and the Phase XIII Residential Development and not for the sole benefit of the Owners of only one constituent part including, but not limited to, covered walkway on 5th Floor (including associated roof(s), staircases, ramps and landings and associated structures thereof (if any)) forming part of the Internal Transport System as defined under Special Condition No.(60)(a) of the Government Grant (as for identification purpose only shown coloured Yellow Hatched Red on Plan DMC-005 of the common areas plans annexed hereto), part of the covered landscape area (which are for identification purpose only as shown and marked in Blue Dotted Lines on the common areas plans annexed hereto), part of the greenery areas (including planters) (as for identification purpose only shown coloured Yellow Stippled Black on Plan DMC-001 of the common areas plans annexed hereto), the external walls of 5th Floor and below of the buildings erected on Phase XIII, caretaker office (estate management office) (and reception area, meeting room, security control room, manager room, filing room, pantry, lavatories and changing rooms therein), corridors, driveway, electrical low voltage rooms, electrical rooms, emergency vehicular access, fire services control room, fire services water tank and pump room(podium), fire services water tank(s), fire services pipe duct room, fireman’s lift lobbies, protected lobbies to a required staircase, flushing water tank and pump room(s) (podium), emergency generator room (podium), lower part of emergency generator room, gas valve room, gas valve chamber, fuel room, fuel tank room, fan rooms, guard rooms, lifts, lift lobbies, low voltage switch room(s) (podium), main telecommunication and broadcasting equipment room, master water meter room, pavements on Ground Floor, pipe duct rooms, potable and flushing water pump and tank room (podium), potable and flushing water tank and pump room (podium), flushing water tank and pump room, ramps, refuse collection vehicle parking space, refuse storage and material recovery chamber, reinforced concrete tank for street hydrant (podium), smoke seal lobbies, sprinkler control valve and drencher control valve room (T1), sprinkler control valve room(s) (podium), sprinkler water tank(s) (for podium), sprinkler water tank and pump room (podium), staircases and landings, street hydrant water tank and pump room (podium), temporary refuge space(s), transformer room(s), water meter cabinets, maintenance space for CLP, hose reels, and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within Phase XIII not used for the sole benefit of the Owners of any one constituent part of Phase XIII only and for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Yellow, Yellow Hatched Red and Yellow Stippled Black;

“Phase XIII Common Services and Facilities”

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

“Phase XIII House Rules”

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

“Phase XIII Non-enclosed Areas”

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

“Phase XIII Owners Sub-Committee”

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

“Phase XIII Recreational Areas and Facilities”

means the accessible unisex toilets, band room, children play areas, fireman’s lift lobbies, function rooms, gymnasium, karaoke room, piano rooms, mahjong room, lift lobbies, lifts, lobbies, lounge, multi-function rooms, multiple purpose room, multi-purpose sports court, upper part of multi-purpose sports court, pantries, stores, steam room, sauna room, baby changing room, male changing room, male lavatories, female changing room, female lavatories, indoor swimming pool, outdoor swimming pool, pool deck, swimming pool filtration plant, pantry, lifting platform, and any other recreational facilities and ancillary facilities erected within Phase XIII pursuant to the provisions of Special Condition No.(52)(a)(i) and (iii) of the Government Grant which now are or may at any time during the Term be provided only for the benefit of the residents and occupiers of the Phase XIII Residential Development and their bona fide visitors all of which shall form part of the Private Recreational Facilities and the Local Open Space (as the case may be) under the Principal Deed. The Phase XIII Recreational Areas and Facilities are for identification purpose only as shown (where possible and capable of being shown) on the common areas plans annexed hereto and thereon coloured Indigo Hatched Black;

“Phase XIII Residential Common Areas”

means those parts of the Phase XIII Residential Development intended for the common use and benefit of the Owners, occupiers and licensees of the Phase XIII Residential Development including, but not limited to, the Phase XIII Recreational Areas and Facilities, all loading and unloading bays required to be provided pursuant to Special Condition No.(16)(b)(i)(xi)(VI) of the Government Grant, all pedal-cycle parking spaces in the Phase XIII Car Park required to be provided pursuant to Special Condition No.(16)(b)(i)(xi)(V) of the Government Grant, part of the covered landscape area (which are for identification purpose only as shown and marked in Blue Dotted Lines on the common areas plans annexed hereto), part of the greenery areas (including but not limited to common

green roofs, common green flat roofs, lawns and planters) (as for identification purpose only shown coloured Indigo Stippled Black on the common areas plans annexed hereto), the external walls of 6th Floor and above of the buildings erected on Phase XIII (including curtain walls or any part thereof (including the window frames, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of the curtain wall, the non-openable windows therein or thereto and window frames, glass panels, cast-in anchors, gasket, window sealant and such other components of such non-openable windows but excluding all openable windows installed therein and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows) and non-structural prefabricated external walls (non-load bearing external walls) of 6th Floor and above of the buildings erected on Phase XIII (which are for identification purpose only as shown and marked in Lime Dashed Lines on the common areas plans annexed hereto)), structural columns (if any) within any Phase XIII Residential Unit and structural columns (if any) appertaining to any Phase XIII Residential Unit, working spaces and manoeuvring spaces for or in connection with the operation of the CCTV Imaging Device and/or the carrying out of inspection, maintenance, repair or related works for the external drainage pipes concealed by architectural features of each Tower; air ducts for refuse storage and material recovery rooms, cable risers, caretaker's counters, changing room, caretaker office (clubhouse management office), common flat roofs, inaccessible common flat roofs, corridors and passages, drencher transfer and booster pump room(s), reinforced concrete drencher water tank and pump room(s), drencher water tank and pump rooms, drencher transfer water tank and pump and drencher pump room (Tower 2), electrical ducts, electrical low voltage rooms, electric meter rooms, electrical room, electrical risers, emergency generator room (tower), entrance lobbies, fan rooms for refuse storage and material recovery rooms, fire services pipe ducts, fire services water tank room, fireman's lift lobbies, flushing water tank room(s), flushing water tank and pump room(s), flushing intermediate water tanks, fire services pump room(s), fire services booster pump rooms, fire services transfer and booster water tanks and pump rooms, fire services transfer and water tank and fire services pump room (Tower 5), fire services transfer and drencher transfer water tank and pump room (Tower 1), fire services transfer water tank and pump and fire services pump room (Tower 2), generator room(s) (towers), guard rooms, hose reels, lifts, lift lobbies (excluding the private lift lobby(ies) appertaining to and forming part of the Phase XIII Residential Units), lift pits, lift shafts, lift machine rooms, light wells, low voltage switch rooms, air-conditioner hood(s), outdoor unit(s) of variable refrigerant volume air-conditioning system for clubhouse and lift lobby, outdoor unit(s) of variable refrigerant volume air-conditioning system for residents' recreational facilities, pavements, pipe ducts, potable water tank room(s), potable water tank and pump rooms, potable and flushing water tank and pump rooms, potable intermediate water tank, potable reinforced concrete water tanks, flushing reinforced concrete water tanks, protected lobbies to a required staircase, ramps, refuge floors, reinforced concrete drencher water tanks, refuse storage and material recovery rooms, sprinkler control valve and drencher control valve rooms, sprinkler water tank(s), sprinkler water tank and pump rooms, sprinkler water tank and pump room (Tower 1), sprinkler water tank and pump and drencher pump room (Tower 5) staircases and landings, tank and pump sprinkler water room, telecommunication and broadcasting equipment rooms, temporary refuge space(s), transformer rooms, towngas valve cabinet(s), towngas valve room(s), water meter cabinets, wider lift lobbies (as for identification purpose only shown coloured Indigo Cross-Hatched Black on the common areas plans annexed hereto), air-conditioning plant room(s), and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Phase XIII Residential Development for the common use and benefit of the Owners, occupiers and licensees of the Phase XIII Residential Development and for identification purpose only as shown on the common areas plans annexed

hereto and thereon coloured Indigo, Indigo Hatched Black, Indigo Cross-Hatched Black and Indigo Stippled Black;

“Phase XIII Residential Common Services and Facilities”

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

“Phase XIII Residential Development”

means that part of the Residential Development comprising four (4) residential tower blocks in Phase XIII of the Non-Station Development as indicated on the Approved Plans for residential use;

“Phase XIII Residential Unit”

means a Unit including private lift lobby and/or roof and/or flat roof and/or stairhood and/or Phase XIII Non-enclosed Areas and/or air-conditioning platform appertaining thereto (if any) (which air-conditioning platform is for identification purpose only as shown in Hatched Dashed Black and marked “AC PLATFORM” on the common areas plans annexed hereto) situate in the Phase XIII Residential Development; for the avoidance of doubt it is expressly provided and declared that a Phase XIII Residential Unit shall include (i) all openable windows installed in or to any curtain wall enclosing the Phase XIII Residential Unit and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows and (ii) casement windows (whether openable or not) installed in or to any external walls (other than curtain wall) enclosing the Phase XIII Residential Unit and the window frame on the external wall, frames enclosing the glass panels of the casement windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such casement windows but shall exclude all structural columns (if any) within the Phase XIII Residential Unit and structural columns (if any) appertaining to the Phase XIII Residential Unit;

“Phase XIII Utility Platform”

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

“Principal Deed”

means the Principal Deed of Mutual Covenant and Management Agreement dated 16th June 2009 and registered in the Land Registry by Memorial No.09062303030203 affecting the Land;

“Site H”

means the part of the Land shown and marked Site H on Plan H annexed to the Government Grant and referred to therein as Site H;

“Site I”

means the part of the Land shown and marked Site I on Plan K annexed to the Government Grant and referred to therein as Site I;

“Site KL”

means the part of the Land shown and marked Site KL on Plan N annexed to the Government Grant and referred to therein as Site KL and including the Area;

“Tower”

means a residential tower block constructed as part of the Phase XIII Residential Development;

“Visitors’ Car Parking Spaces”

means parking spaces in the Phase XIII Car Park designated for parking of motor vehicles belonging to the visitors or invitees of the Owners or occupiers of the Phase XIII Residential Development and include parking spaces for disabled

persons provided in Site KL pursuant to Special Condition No.(44)(a)(vii) of the Government Grant;

“Works and Installations”

means all the major works and installations in Phase XIII requiring regular maintenance on a recurrent basis including but not limited to those works and installations as set out in the Fifth Schedule hereto.

SECTION C

RIGHTS OF OWNERS

Rights attaching to each Share

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

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

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

Rights of MTR

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

Rights of Purchaser

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

Disposal Restrictions

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

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

SECTION D

OBLIGATIONS OF OWNERS AND POWERS OF MANAGER

- Owners to comply**
1. (a) The Owner of the Area, the Owners of Units in Phase XIII (including MTR) and the Manager shall at all times hereafter so long as they remain as Owners of any Shares in the Area or Phase XIII or the Manager (as the case may be) comply with and shall observe and perform the covenants, provisions, restrictions and prohibitions contained in :-
- (i) the Government Grant;
 - (ii) the Principal Deed; and
 - (iii) this Deed.
- Liability of Manager**
- (b) The Manager, when exercising its right to enter on, into or upon any Unit in Phase XIII in accordance with Clause 1(b)(xxxiii) of Section I of the Principal Deed and Clause 2(a) of Part II of the Second Schedule to the Principal Deed, shall repair at its own costs and expense any damage caused by the Manager and shall be liable for the negligent, wilful or criminal acts of the Manager, its employees, agents and contractors.
- Owners to indemnify the Manager**
- (c) Nothing contained in the Principal Deed and this Deed shall exclude the liability of the Manager to the Owner of the Area and the Owners of Units in Phase XIII for any act or omission involving criminal liability, dishonesty or negligence on the part of the Manager or his employees, agents or contractors and no Owner of the Area or a Unit in Phase XIII shall be required to indemnify the Manager or its employees, agents or contractors from and against any actions, claims etc. arising out of any such act or omission.
- Owners to observe restrictive covenants**
2. The Owners of a Unit in Phase XIII shall at all times hereafter be bound by and shall observe and perform the covenants, restrictions and prohibitions set out in the Third Schedule hereto insofar as the same are applicable to them.
- Management Charges**
3. (a) Each Owner of a Unit in Phase XIII shall upon demand pay to the Manager the Management Charges in respect of any Unit owned by him, calculated in accordance with the provisions of Section J of the Principal Deed.
- (b) For the avoidance of doubt, the construction costs of uncompleted parts of Phase XIII as at the date of this Deed and the management and maintenance expenses in relation to the Common Areas and the Common Services and Facilities in Phase XIII before MTR assigns any Unit in Phase XIII pursuant to consent to assign to be issued by the Director for Phase XIII shall be borne by MTR solely so that the Owners of Units in the completed parts of Phase XIII with consent to assign issued by the Director shall not be liable for the payment of any construction costs of uncompleted parts of Phase XIII and any management and maintenance expenses in relation to the Common Areas and the Common Services and Facilities in Phase XIII before MTR assigns any Unit in Phase XIII pursuant to consent to assign to be issued by the Director for Phase XIII.
- Assignment of Common Areas and Common Services and Facilities**
4. (a) MTR shall upon execution of this Deed assign the Shares in those parts of the Common Areas and Common Services and Facilities in Phase XIII-Public Open Space and Phase XIII together with the said Common Areas and Common Services and Facilities to the Manager free of costs or consideration to be held by the Manager as trustee for all the Owners and the Manager must assign the said Shares together with the said Common Areas and Common Services and Facilities free of costs or consideration to its successor as

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

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

**Phase XIII Residential Units
with open kitchen**

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

- (i) addressable smoke detectors provided at the common lobby outside the Phase XIII Residential Unit shall not be removed or obstructed;
- (ii) addressable smoke detectors with sounder-base provided inside the Phase XIII Residential Unit shall not be removed or obstructed;
- (iii) sprinkler head provided in the open kitchen area shall not be removed or obstructed;
- (iv) the full height wall having a fire resistance rating (FRR) of not less than -/30/30 adjacent to the exit door of the Phase XIII Residential Unit shall not be removed;
- (v) self-closing devices of main entrance door of the Phase XIII Residential Unit shall not be removed;
- (vi) the fire safety provisions mentioned in (i), (ii) and (iii) above shall be subject to annual check at the cost and expense of the Owner of the Phase XIII Residential Unit with open kitchen conducted by the fire services installation contractor registered with the Fire Services Department appointed by the Manager (“RFSIC”);
- (vii) the Owners and residents of the Phase XIII Residential Units shall allow access for the RFSIC to carry out annual check, maintenance and inspection of the fire safety provisions mentioned in (i), (ii) and (iii) above in the Phase XIII Residential Units;
- (viii) maintenance and inspection work of the fire safety provisions mentioned in (i), (ii) and (iii) above with appropriate maintenance procedures shall be carried out at the cost and expense of the Owner of the Phase XIII

Residential Unit with open kitchen (with assistance by the Manager) by RFSIC who shall be responsible for issuance of the relevant maintenance certificate (F.S.251) to prove that such maintenance and inspection work have been carried out and such maintenance certificate shall be submitted by the Owner to the Fire Services Department; and

- (ix) RFSIC will be employed by the Manager (at the cost and expense of the Owner of the relevant Phase XIII Residential Unit) to conduct regular testing/checking on the fire services installation outside the Phase XIII Residential Unit and forming parts of the Phase XIII Residential Common Services and Facilities (including active fire safety system) in order to verify effectiveness of the system and RFSIC will also provide routine maintenance to ensure the system condition is consistent with that of the original installation standard.

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

(c) The Manager shall have the power to implement and/or monitor proper implementation of the Fire Safety Management Plan (including but not limited to providing 24 hours attendance at either the fire services control room, caretaker's counter or caretaker's office, providing staff training including the course of actions to be carried out by the security officer/security guard, carrying out fire drill annually and affixing permanent notice at Phase XIII Residential Common Areas (such as in lift lobbies and on notice board) to remind the residents not to remove or demolish any fire safety provision) by Owners whose Phase XIII Residential Units contain approved open kitchen design in accordance with the Fire Safety Management Plan and to enter into the relevant Phase XIII Residential Units to implement the Fire Safety Management Plan and/or to take such measures and precautions as may be required to prevent any breach by any Owners in respect of fire safety management in Phase XIII Residential Units. All cost and expenses incurred by the Manager in connection with the implementation and/or monitoring of the Fire Safety Management Plan shall be borne by the Owner(s) of the relevant Phase XIII Residential Unit(s) with open kitchen.

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

Curtain walls and casement windows

6. The Owner of any Phase XIII Residential Unit shall be responsible for the cleaning of the internal surface of the curtain walls (including the openable windows and/or the non-openable windows installed therein or thereto) enclosing his Unit. The Owner of any Phase XIII Residential Unit shall be responsible for the repair, maintenance and replacement works of the openable

windows installed in or to any curtain wall enclosing his Unit and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows and shall only engage contractors nominated and approved by the Manager to carry out such works. The Owner of any Phase XIII Residential Unit shall also be responsible for the repair, maintenance and replacement of the casement windows (whether openable or not) belonging to his Unit. The Owners of the Phase XIII Residential Units shall not object and shall render full cooperation to the Manager for the purpose of cleaning the external surfaces and carrying out any works with regards to the curtain walls. When the Manager carries out cleaning of the external surface of the curtain walls, the Manager shall have the right to clean the external surface of the openable windows in the curtain walls as well and the costs and expenses incurred in connection therewith shall be paid from the management fund in respect of the Phase XIII Residential Common Areas.

Ownership and maintenance of Non-Common EV Facilities

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

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

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

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

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

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

(b) take good care and such precautions as may be necessary in the use or operation of the Non-Common EV Facilities or any part thereof

serving his Phase XIII Car Parking Space exclusively so as to avoid any loss, damage, nuisance or annoyance to Owners or occupiers of the other Units; and

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

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

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

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

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

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

Inspection of external drainage pipes concealed by architectural features

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

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

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

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

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

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

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

Electricity supply

12. (a) For provision of electricity services to Phase XIII, CLP Power Hong Kong Limited, its employees and contractors shall have the right

to operate the equipment and facilities of CLP Power Hong Kong Limited installed in the transformer rooms in Phase XIII provided that the Manager shall at all times be responsible for the management and control of the transformer rooms in Phase XIII.

(b) The Owners of Units in Phase XIII shall, at their own cost and expense acting through the Manager, be responsible for the repair and maintenance of the transformer rooms, cable accommodations and all associated facilities (excluding the equipment and facilities of CLP Power Hong Kong Limited) for provision of electricity services to Phase XIII and be responsible for any reinstatement work to the transformer rooms and cable accommodations rendered necessary by the installation, repair or replacement of the equipment and facilities of CLP Power Hong Kong Limited therein.

SECTION E

MEETINGS OF THE OWNERS OF PHASE XIII

- Meetings of the Owners**
1. From time to time as occasion may require there shall be meetings of the Owners of Phase XIII to discuss and decide matters concerning Phase XIII as hereinafter mentioned and in regard to such meetings the provisions of this Section shall apply. The procedure at a meeting of the Owners of Phase XIII shall be as is determined by the Owners of Phase XIII.
- Annual Meeting**
2. (a) The Manager shall convene a meeting of the Owners of Phase XIII and the first such meeting is to be convened within nine months of the date of this Deed.
- (b) One such meeting, to be known as the Annual Meeting, shall be held as soon as practicable after the end of each financial year (as defined by Clause 3 of Section J of the Principal Deed) for the purposes of receiving the Manager's report and an income and expenditure account and balance sheet for the previous financial year in respect of Phase XIII, and transacting any other business of which due notice is given in the notice convening the meeting.
- Convening of Meeting**
3. A meeting of Owners of Phase XIII may be convened by :-
- (a) the Phase XIII Owners Sub-Committee;
- (b) the Manager; or
- (c) an Owner of Phase XIII appointed to convene such a meeting by the Owners of Phase XIII of not less than 5% of the Shares attributable to Phase XIII in aggregate.
- Notice**
4. The person convening the meeting of the Owners of Phase XIII shall, at least 14 days before the date of the meeting, give notice of the meeting to each Owner of Phase XIII. The notice of meeting shall specify the date, time and place of the meeting and the resolutions (if any) that are to be proposed at the meeting. The notice of meeting may be given :-
- (a) by delivering it personally to the Owners;
- (b) by sending it by post to the Owner at his last known address; or
- (c) by leaving it at the Owner's Unit or depositing it in the letter box for that Unit.
- Provided that if the matter or matters to be discussed may in the opinion of MTR as the Owner of the Station Complex affect or have an impact on the Station Complex and/or be ancillary or pertaining thereto, notice of meeting shall also be served on MTR as the Owner of the Station Complex as aforesaid and MTR as the Owner of the Station Complex shall be entitled to attend the meeting.
- Quorum**
5. (a) No business shall be transacted at any meeting unless a quorum is present when the meeting proceeds to business.
- (b) 10% of the Owners of Phase XIII present in person or by proxy shall be a quorum at any meeting. For the purpose of this sub-clause, the reference to "10% of the Owners of Phase XIII" shall be construed as a reference to 10% of the number of persons who are Owners of Phase XIII without regard to their ownership of any particular percentage of the total number of Shares into

which Phase XIII is divided and not be construed as the Owners of 10% of the Shares in Phase XIII in aggregate.

Chairman

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

Minutes

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

Voting

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

convened under Clauses 3(b) or 3(c) of this Section, the person convening the meeting at least 48 hours before the time for the holding of the meeting.

(d) A proxy appointed by an Owner to attend and vote on behalf of the Owner shall, for the purposes of the meeting, be treated as being the Owner present at the meeting.

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

Resolutions binding on Owners

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

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

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

Accidental omission of notice

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

Resolutions requiring special majority

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

Audit of annual accounts

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

Meetings before completion of Phase XIII B

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

SECTION F

PHASE XIII OWNERS SUB-COMMITTEE

- Number of members**
1. (a) The Phase XIII Owners Sub-Committee shall consist of five (5) members.
 - (b) The members of the Phase XIII Owners Sub-Committee shall be made up of :-
 - (i) four (4) members as representatives of the Phase XIII Residential Development; and
 - (ii) one (1) member as representative of the Phase XIII Car Park.
- Quorum**
2. (a) A quorum for meetings of the Phase XIII Owners Sub-Committee shall be at least 3 members.
 - (b) Provided a quorum exists, the Phase XIII Owners Sub-Committee shall be entitled to act and continue to act notwithstanding that the number of its members falls below five (5) or that for any reason less than five (5) members are elected or appointed in the manner herein provided.
- Eligibility for appointment**
3. The following persons shall be eligible for appointment to the Phase XIII Owners Sub-Committee :-
 - (a) Any Owner (including any one of two or more co-Owners) of a Unit in Phase XIII.
 - (b) The duly authorised representative (provided that such authorisation shall be in writing addressed to the Phase XIII Owners Sub-Committee and may be revoked at any time on notice in writing given to the Phase XIII Owners Sub-Committee), in his place, of any Owner of a Unit in Phase XIII, being :-
 - (i) the representative of an Owner which is a body corporate;
 - (ii) the husband, wife, or adult family member of an Owner provided such husband, wife or adult family member resides in or occupies such Owner's Unit; or
 - (iii) the occupying tenant of that Unit.
- Election and appointment of members**
4. (a) The Manager shall convene a meeting of the Owners of Phase XIII comprising :-
 - (i) each Tower in the Phase XIII Residential Development; and
 - (ii) the Phase XIII Car Park.

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

XIII Car Park, and appoint the Chairman and Secretary of the Phase XIII Owners Sub-Committee.

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

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

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

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

Officers

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

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

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

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

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

Tenure of office

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

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

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

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

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

Votes of members

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

Power to make rules

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

Manager to be invited

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

Power to call meeting

10. The Chairman, any two members of the Phase XIII Owners Sub-Committee or the Manager may at any time convene a meeting of the Phase XIII Owners Sub-Committee provided that the person or persons convening the meeting shall, at least 7 days before the date of meeting, give to each member of the Phase XIII Owners Sub-Committee notice of the date, time and place of the

meeting and the resolutions (if any) that are to be proposed at the meeting. The notice of a meeting may be given :-

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

SECTION G

PHASE XIII HOUSE RULES

Phase XIII House Rules first in force

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

Making and Amendment of Phase XIII House Rules

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

Phase XIII House Rules to be posted on notice boards

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

SECTION H

INTERPRETATION AND MISCELLANEOUS

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

own expense and upon payment of a reasonable charge. All charges received must be credited to the Special Fund for Phase XIII.

Works and Installations

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

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

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

(iii) Recommended maintenance strategy and procedures;

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

(v) Recommended frequency of routine maintenance inspection;

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

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

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

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

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

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

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

copies at their own expense and on payment of a reasonable charge which shall be credited to the Special Fund for Phase XIII.

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

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

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

THE FIRST SCHEDULE
PART I
ALLOCATION OF SHARES

		<u>No. of Shares</u>
Phase XIII Residential Development :		
Tower 1(1A)	144,875	
Tower 1(1B)	175,261	
Tower 2(2A)	118,472	
Tower 2(2B)	161,438	
Tower 3(3A)	117,369	
Tower 3(3B)	160,973	
Tower 5(5A)	120,199	
Tower 5(5B)	186,267	1,184,854
Phase XIII Car Park :		
(i) 118 Car Parking Spaces Nos.G001 to G118 on Ground Floor (125 Shares each)	14,750	
(ii) 126 Car Parking Spaces Nos.1001 to 1126 on 1 st Floor (125 Shares each)	15,750	
(iii) 115 Car Parking Spaces Nos.2001 to 2115 on 2 nd Floor (125 Shares each))	14,375	
(iv) 5 Motor Cycle Parking Spaces Nos.M01 to M05 on Ground Floor (24 Shares each)	120	
(v) 16 Motor Cycle Parking Spaces Nos.M101 to M116 on 1 st Floor (24 Shares each)	384	
(vi) 17 Motor Cycle Parking Spaces Nos.M201 to M217 on 2 nd Floor (24 Shares each)	408	45,787
The Area		1
Common Areas and Common Services and Facilities in Phase XIII :		
(i) Common Areas and Common Services and Facilities in Phase XIII- Public Open Space and Phase XIII A (comprising Non-Station Development Common Areas within Phase XIII and Non-Station Development Common Services and Facilities within Phase XIII, Phase XIII Common Areas and Phase XIII Common Services and Facilities, Phase XIII Car Park Common Areas and Phase XIII Car Park Common Services and Facilities, and parts of Phase XIII Residential Common Areas and parts of Phase XIII Residential Common Services and Facilities)		225,403
(ii) Common Areas and Common Services and Facilities in Phase XIII B (comprising parts of Phase XIII Residential Common Areas and parts of Phase XIII Residential Common Services and Facilities)		94,430
Total Shares :		1,550,475

Allocation of Shares to each Phase XIII Residential Unit

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
1(1A)	6/F	A #^@	784	2,636
		B #^	747	
		C @	417	
		D @	389	
		E @	299	
	7/F - 51/F (39 storeys)	A #^	779	103,545
		B #^	747	
		C #^	419	
		D #^	398	
		E #^	312	
	55/F	A #@	1,006	2,461
		B #^	747	
		D #^	398	
		E #^	310	
	56/F - 71/F (14 storeys)	A #^	1,010	34,510
		B #^	747	
		D #^	398	
		E #^	310	
	72/F	A @&	1,723	1,723

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
1(1B)	6/F	A @	523	3,098
		B #^	404	
		C @	509	
		D @	395	
		E @	487	
		F @	391	
		G @	389	
	7/F - 51/F (39 storeys)	A #^	530	121,875
		B #^	399	
		C #^	513	
		D #^	401	
		E #^	487	
		F #^	398	
		G #^	397	
	55/F	A #^	532	3,127
		B #^	396	
		C #^	514	
		D #^	401	
		E #^	488	
		F #^	396	
		G #^	400	
	56/F - 71/F (14 storeys)	A #^	532	43,778
		B #^	396	
C #^		514		
D #^		401		
E #^		488		
F #^		396		
G #^		400		
72/F	A @ &	1,271	3,383	
	D #^ &	437		
	E #^ &	522		
	F #^ &	418		
	G #^ &	423		
	H #^ &	312		

				175,261

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
2(2A)	6/F	A @	405	2,105
		B @	520	
		C @	388	
		D #^	399	
		E #^	393	
	7/F - 51/F (39 storeys)	A #^	412	82,446
		B #^	518	
		C #^	394	
		D #^	397	
		E #^	393	
	55/F - 71/F (15 storeys)	A #^	412	31,725
		B #^	518	
		C #^	397	
		D #^	394	
		E #^	394	
	72/F	A @&	925	2,196
		C #^&	427	
		D #^&	429	
		E #^&	415	
				----- 118,472

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
2(2B)	6/F	A #^	675	2,860
		B @	552	
		C @	395	
		D @	468	
		E @	384	
		F @	386	
	7/F - 51/F (39 storeys)	A #^	673	112,515
		B #^	553	
		C #^	395	
		D #^	477	
		E #^	394	
		F #^	393	
	55/F - 71/F (15 storeys)	A #^	673	43,245
		B #^	553	
		C #^	395	
		D #^	477	
		E #^	393	
		F #^	392	
	72/F	A # @ &	1,045	2,818
		C # ^ &	431	
		D # ^ &	511	
		E # ^ &	416	
		F # ^ &	415	

				161,438

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
3(3A)	6/F	A #^	415	2,073
		B @	484	
		C @	403	
		D @	379	
		E @	392	
	7/F - 51/F (39 storeys)	A #^	412	81,705
		B #^	487	
		C #^	407	
		D #^	388	
		E #^	401	
	55/F - 71/F (15 storeys)	A #^	412	31,380
		B #^	487	
		C #^	407	
		D #^	388	
		E #^	398	
	72/F	A @&	930	2,211
		C #^&	438	
		D #^&	421	
		E #^&	422	

				117,369

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
3(3B)	6/F	A #^	675	2,870
		B @	551	
		C @	383	
		D @	480	
		E @	391	
		F @	390	
	7/F - 51/F (39 storeys)	A #^	673	112,125
		B #^	553	
		C #^	385	
		D #^	475	
		E #^	394	
		F #^	395	
	55/F - 71/F (15 storeys)	A #^	673	43,155
		B #^	553	
		C #^	385	
		D #^	476	
		E #^	393	
		F #^	397	
	72/F	A #@&	1,045	2,823
		C #^&	421	
		D #^&	513	
E #^&		421		
F #^&		423		
				----- 160,973

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
5(5A)	6/F	A #^	415	2,124
		B @	517	
		C @	418	
		D @	380	
		E @	394	
	7/F - 51/F (39 storeys)	A #^	412	83,694
		B #^	520	
		C #^	422	
		D #^	388	
		E #^	404	
	55/F - 71/F (15 storeys)	A #^	412	32,145
		B #^	520	
		C #^	422	
		D #^	388	
		E #^	401	
	72/F	A @&	933	2,236
		C #^&	452	
		D #^&	421	
		E #^&	430	

				120,199

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
5(5B)	6/F	A #^	734	
		B @	698	
		C @	496	
		D @	281	
		E @	399	
		F @	291	
		G @	393	3,292
	7/F - 51/F (39 storeys)	A #^	734	
		B #^	690	
		C #^	509	
		D #^	289	
		E #^	406	
		F #^	300	
		G #^	398	129,714
	55/F - 71/F (15 storeys)	A #^	734	
		B #^	690	
		C #^	511	
		D #^	288	
		E #^	406	
		F #^	300	
		G #^	400	49,935
	72/F	A @&	1,293	
C #^&		554		
D #^&		306		
E #^&		434		
F #^&		317		
G #^&		422	3,326	
			-----	186,267

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

THE FIRST SCHEDULE
PART II
ALLOCATION OF MANAGEMENT UNITS

No. of Management Units

Phase XIII Residential Development :

Tower 1(1A)	144,875	
Tower 1(1B)	175,261	
Tower 2(2A)	118,472	
Tower 2(2B)	161,438	
Tower 3(3A)	117,369	
Tower 3(3B)	160,973	
Tower 5(5A)	120,199	
Tower 5(5B)	186,267	1,184,854

Phase XIII Car Park :

(i) 118 Car Parking Spaces Nos.G001 to G118 on Ground Floor (125 Management Units each)	14,750	
(ii) 126 Car Parking Spaces Nos.1101 to 1126 on 1 st Floor (125 Management Units each)	15,750	
(iii) 115 Car Parking Spaces Nos.2001 to 2115 on 2 nd Floor (125 Management Units each))	14,375	
(iv) 5 Motor Cycle Parking Spaces Nos.M01 to M05 on Ground Floor (24 Management Units each)	120	
(v) 16 Motor Cycle Parking Spaces Nos.M101 to M116 on 1 st Floor (24 Management Units each)	384	
(vi) 17 Motor Cycle Parking Spaces Nos.M201 to M217 on 2 nd Floor (24 Management Units each)	408	45,787

The Area 0

Common Areas and Common Services and Facilities in Phase XIII :

(i) Common Areas and Common Services and Facilities in Phase XIII- Public Open Space and Phase XIII A (comprising Non-Station Development Common Areas within Phase XIII and Non-Station Development Common Services and Facilities within Phase XIII, Phase XIII Common Areas and Phase XIII Common Services and Facilities, Phase XIII Car Park Common Areas and Phase XIII Car Park Common Services and Facilities, and parts of Phase XIII Residential Common Areas and parts of Phase XIII Residential Common Services and Facilities)	0
(ii) Common Areas and Common Services and Facilities in Phase XIII B (comprising parts of Phase XIII Residential Common Areas and parts of Phase XIII Residential Common Services and Facilities)	0

Total Management Units : 1,230,641

Allocation of Management Units to each Phase XIII Residential Unit

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>	
1(1A)	6/F	A #^@	784	2,636	
		B #^	747		
		C @	417		
		D @	389		
		E @	299		
	7/F - 51/F (39 storeys)	A #^	779	103,545	
		B #^	747		
		C #^	419		
		D #^	398		
		E #^	312		
	55/F	A #@	1,006	2,461	
		B #^	747		
		D #^	398		
		E #^	310		
	56/F - 71/F (14 storeys)	A #^	1,010	34,510	
		B #^	747		
		D #^	398		
		E #^	310		
	72/F	A @&	1,723	1,723	
					----- 144,875

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
1(1B)	6/F	A @	523	3,098
		B #^	404	
		C @	509	
		D @	395	
		E @	487	
		F @	391	
		G @	389	
	7/F - 51/F (39 storeys)	A #^	530	121,875
		B #^	399	
		C #^	513	
		D #^	401	
		E #^	487	
		F #^	398	
		G #^	397	
	55/F	A #^	532	3,127
		B #^	396	
		C #^	514	
		D #^	401	
		E #^	488	
		F #^	396	
		G #^	400	
	56/F - 71/F (14 storeys)	A #^	532	43,778
		B #^	396	
		C #^	514	
		D #^	401	
		E #^	488	
		F #^	396	
		G #^	400	
72/F	A @&	1,271	3,383	
	D #^&	437		
	E #^&	522		
	F #^&	418		
	G #^&	423		
	H #^&	312		

				175,261

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
2(2A)	6/F	A @	405	2,105
		B @	520	
		C @	388	
		D #^	399	
		E #^	393	
	7/F - 51/F (39 storeys)	A #^	412	82,446
		B #^	518	
		C #^	394	
		D #^	397	
		E #^	393	
	55/F - 71/F (15 storeys)	A #^	412	31,725
		B #^	518	
		C #^	397	
		D #^	394	
		E #^	394	
	72/F	A @&	925	2,196
		C #^&	427	
		D #^&	429	
		E #^&	415	

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
2(2B)	6/F	A #^	675	2,860
		B @	552	
		C @	395	
		D @	468	
		E @	384	
		F @	386	
	7/F - 51/F (39 storeys)	A #^	673	112,515
		B #^	553	
		C #^	395	
		D #^	477	
		E #^	394	
		F #^	393	
	55/F - 71/F (15 storeys)	A #^	673	43,245
		B #^	553	
		C #^	395	
		D #^	477	
		E #^	393	
		F #^	392	
	72/F	A #@&	1,045	2,818
		C #^&	431	
		D #^&	511	
		E #^&	416	
		F #^&	415	

				161,438

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
3(3A)	6/F	A #^	415	2,073
		B @	484	
		C @	403	
		D @	379	
		E @	392	
	7/F - 51/F (39 storeys)	A #^	412	81,705
		B #^	487	
		C #^	407	
		D #^	388	
		E #^	401	
	55/F - 71/F (15 storeys)	A #^	412	31,380
		B #^	487	
		C #^	407	
		D #^	388	
		E #^	398	
	72/F	A @&	930	2,211
		C #^&	438	
		D #^&	421	
		E #^&	422	

				117,369

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
3(3B)	6/F	A #^	675	2,870
		B @	551	
		C @	383	
		D @	480	
		E @	391	
		F @	390	
	7/F - 51/F (39 storeys)	A #^	673	112,125
		B #^	553	
		C #^	385	
		D #^	475	
		E #^	394	
		F #^	395	
	55/F - 71/F (15 storeys)	A #^	673	43,155
		B #^	553	
		C #^	385	
		D #^	476	
		E #^	393	
		F #^	397	
	72/F	A #@&	1,045	2,823
		C #^&	421	
		D #^&	513	
		E #^&	421	
		F #^&	423	

				160,973

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
5(5A)	6/F	A #^	415	2,124
		B @	517	
		C @	418	
		D @	380	
		E @	394	
	7/F - 51/F (39 storeys)	A #^	412	83,694
		B #^	520	
		C #^	422	
		D #^	388	
		E #^	404	
	55/F - 71/F (15 storeys)	A #^	412	32,145
		B #^	520	
		C #^	422	
		D #^	388	
		E #^	401	
	72/F	A @&	933	2,236
		C #^&	452	
		D #^&	421	
		E #^&	430	
				----- 120,199

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
5(5B)	6/F	A #^	734	
		B @	698	
		C @	496	
		D @	281	
		E @	399	
		F @	291	
		G @	393	3,292
	7/F - 51/F (39 storeys)	A #^	734	
		B #^	690	
		C #^	509	
		D #^	289	
		E #^	406	
		F #^	300	
		G #^	398	129,714
	55/F - 71/F (15 storeys)	A #^	734	
		B #^	690	
		C #^	511	
		D #^	288	
		E #^	406	
		F #^	300	
		G #^	400	49,935
	72/F	A @&	1,293	
		C #^&	554	
		D #^&	306	
		E #^&	434	
		F #^&	317	
		G #^&	422	3,326

				186,267

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

THE SECOND SCHEDULE
PART I
EASEMENTS

Right to pass

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

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

(b) of a Phase XIII Car Parking Space to go, pass and repass over and along and upon the Non-Station Development Common Areas within Phase XIII, the Phase XIII Common Areas and the Phase XIII Car Park Common Areas in common with all others having the like right

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

Rights of Owners of Phase XIII Car Parking Spaces

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

Rights relating to Visitors' Car Parking Spaces

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

Rights relating to utility pits and trenches

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

the Manager shall reasonably determine in accordance with the provisions of the Principal Deed.

THE SECOND SCHEDULE
PART II
EXCEPTIONS AND RESERVATIONS

- | | |
|--|---|
| Rights of other Owners | 1. Easements, rights and privileges set out in Part II of the Second Schedule of the Principal Deed. |
| Rights relating to Internal Transport System | 2. Subject to the terms of the Government Grant, the right for the Owners of the Shares and other persons authorized by them or their assigns to pass and repass those parts of the Non-Station Development Common Areas within Phase XIII (as for identification purpose only shown coloured Orange Hatched Red on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto) and the covered walkway on 5 th Floor forming part of the Phase XIII Common Areas (as for identification purpose only shown coloured Yellow Hatched Red on Plan DMC-005 of the common areas plans annexed hereto) forming part of the Internal Transport System as defined under Special Condition No.(60)(a) of the Government Grant freely at all times and for all lawful purposes and free of any payment to and from Any of the Sites (as defined in Special Condition No.(1)(b) of the Government Grant). |
| Rights of the public | 3. Subject to the terms of the Government Grant, the right for all members of the public to use those parts of the Non-Station Development Common Areas within Phase XIII (as for identification purpose only shown coloured Orange Stippled Black, Orange Hatched Black and Orange Hatched Red on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto) forming part of the Public Open Space for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature. |
| Rights of the Owners of Site H and Site I to pass and use the part of the Area serving as emergency vehicular access | 4. Prior to the Area Confirmation Date, full right and liberty for the Owners of Site H and Site I for the time being, their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) with or without vehicles to go, pass and repass over and along and upon and use the part of the Area serving as emergency vehicular access for all purposes connected with the proper use and enjoyment of their Units. |

THE THIRD SCHEDULE
RESTRICTIONS AND PROHIBITIONS

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

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

(b) Not to make any structural alteration which will interfere with or affect the rights of the other Owners.

(c) Not to make any alteration to the common fire exit door/facilities which are connected to the private lift lobby which forms part of a Phase XIII Residential Unit. |
| Phase XIII Non-enclosed Areas | 4. (a) Not to cause, permit, suffer or allow any Phase XIII Non-enclosed Areas to be enclosed above the safe parapet height other than as under the Approved Plans by any material of whatsoever kind or nature, and to keep and maintain any Phase XIII Balcony or Phase XIII Utility Platform in the design and layout as provided under the Approved Plans.

(b) Not to erect, affix or place or cause or permit or suffer or allow to be erected, affixed or placed any structure or partition of any material whether of a permanent or temporary nature on any Phase XIII Balcony or Phase XIII Utility Platform or any part thereof. |
| Not to hang washing | 5. Not to use or permit or suffer to be used any portion of any Unit or the roofs or flat roofs (if any) held and enjoyed therewith, other than the place provided therein specifically therefor, for the washing or drying of clothes or any similar purpose or in any way which may alter the external appearance of the buildings or cause damage, nuisance, annoyance or inconvenience to the other Owners and occupiers of the Land and the Development. |
| Not to exhibit signs | 6. Not to exhibit in or upon any Phase XIII Residential Unit any name, writing, drawing, signboard, plate, advertisement or placard of any kind. |
| Not to misuse lavatories | 7. Not to use or permit or suffer to be used any water closet or other water apparatus on or in the Land and the Development (including those within the Phase XIII Residential Units) for any purpose other than that for which they are intended and not to throw or permit or suffer to be thrown into any W.C. pan, urinal, basin, sink or other lavatory fitting any foreign or deleterious substance of any kind and to pay the Manager on |

demand the cost of any breakage, blockage or damage resulting from a breach of this provision. The cost of clearing any blockage and/or making good any breakage or damage resulting from their misuse will be charged to the person responsible or to the Owner of the Unit in which the problem originated.

Not to obstruct
Common Areas

8. (a) Not to use or cause or permit or suffer the use of any of the Non-Station Development Common Areas within Phase XIII, the Phase XIII Residential Common Areas, the Phase XIII Car Park Common Areas or the Phase XIII Common Areas for the purpose of drying laundry (except in the places specifically provided therefor) or hanging or placing or storing any article or thing thereon or therein and not to permit servants (or the children of any servant) or any other person to use the same for loitering or eating.

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

No erection of
metal grilles
and shutters

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

Not to obstruct
driveways

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

Visitors' Car Parking
Spaces

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

Parking spaces for
disabled persons

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

to the residents of the Phase XIII Residential Development and their bona fide guests, visitors and invitees.

Loading and unloading bays	13. The loading and unloading bays on 3 rd Floor of the buildings erected on Phase XIII, which form parts of the Phase XIII Residential Common Areas, shall be used only for the purpose of loading and unloading by the Owners or residents of the Phase XIII Residential Development.
Pedal-cycle parking spaces	14. The pedal-cycle parking spaces on Ground Floor, which form parts of the Phase XIII Residential Common Areas, shall be used only for the parking of pedal-cycles belonging to the Owners, occupiers, visitors or invitees of the Owners or occupiers of the Phase XIII Residential Development.
No demolition or alteration of partition walls and/or floor/roof slabs and consent record	<p>15. (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase XIII Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase XIII Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase XIII Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.</p> <p>(b) The Manager shall deposit in the management office of Phase XIII the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase XIII free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase XIII.</p>
Greenery Areas	16. Not to use the greenery areas (as for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Indigo Stippled Black, Yellow Stippled Black and Orange Stippled Black) for any other purpose other than for the common use and benefit of the Owners, occupiers and licensees of the Phase XIII Residential Development (for greenery areas forming part of the Phase XIII Residential Common Areas) and for the common use and benefit of the Owners, occupiers and licensees of Phase XIII (for greenery areas forming part of the Phase XIII Common Areas) and for the common use and benefit of all members of the public (for greenery areas forming part of the Non-Station Development Common Areas within Phase XIII) without the prior consent of the Building Authority.
Phase XIII Recreational Areas and Facilities	17. Not to use the Phase XIII Recreational Areas and Facilities (as for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Indigo Hatched Black) for any other purpose or by any other person other than for the use and benefit of the residents and occupiers of the Phase XIII Residential Development and their bona fide visitors without the prior consent of the Building Authority.

THE FOURTH SCHEDULE
PHASE XIII HOUSE RULES

1. (a) The purpose of Phase XIII House Rules is to help maintain and preserve Phase XIII of the Non-Station Development as a high quality residential estate. They are for the benefit of all Owners of Phase XIII and residents and occupiers, on whom (together with their tenants, licensees, guests, servants and agents) they are binding.
- (b) The Phase XIII House Rules are supplementary to the Principal Deed and this Deed, the terms of which will prevail in the event of any conflict.
- (c) The Manager is empowered to enforce the Phase XIII House Rules and, from time to time as necessary, to amend or revoke them or make new rules in accordance with Section G of this Deed.
2. (a) The movement and parking of vehicles within Phase XIII is under the control of the Manager and all drivers must comply with directions given by the staff of the Manager.
- (b) The speed limit on Phase XIII is 20 kph.
3. (a) No vehicle of any description, whether belonging to a resident or otherwise, may park anywhere on Phase XIII other than in one of the proper parking spaces provided for that purpose.
- (b) Each resident may park his car(s) in his Phase XIII Car Parking Space(s) and must not use the Phase XIII Car Parking Space of any other resident without his prior consent.
- (c) Each Phase XIII Car Parking Space may be used only for the parking of one private car or one motor cycle (as the case may be); the carrying out of repairs and the storage of anything whatsoever is strictly prohibited.
- (d) No lorries, commercial or goods vehicles may be parked in any Phase XIII Car Parking Space (other than light vans or taxis belonging to an Owner or occupier of the Residential Development), except that delivery vehicles and such like visiting Phase XIII on legitimate business may, as directed by the Manager, use spaces which are reserved for that purpose.
- (e) Any vehicle parked in contravention of the above rules, may be impounded or removed by the Manager without prior warning. The Manager may also, without liability to its owner, remove and dispose of any derelict vehicle which is an eyesore or otherwise causing nuisance to the residents, (notwithstanding that it has been left in a designated parking space). All cost and charges incurred or levied by the Manager shall be recoverable from the owner of the vehicle impounded or removed.
4. The following matters require the prior written consent of the Manager, which may be granted, withheld (such consent shall not be unreasonably withheld), or granted subject to conditions, and work must not commence unless and until such consent has been obtained :-
 - (a) the installation of air-conditioners and any similar or related plant or equipment (other than the usual domestic type air-conditioning units at the air-conditioning platforms (complying with the criteria set out in Appendix B of the Code of Practice on Access for External Maintenance 2021 issued by the Buildings Department or as amended or substituted from time to time) provided on balconies or on utility platforms of the Phase XIII Residential Unit), subject to the Manager's right to require such subsequent modifications (or complete removal) of any installed air-conditioners or similar or related plant or equipment (whether or not the installation of the same requires the Manager's consent under this Clause) as they may deem necessary including, without limitation, the taking of measures to avoid condensation dripping on the premises below;
 - (b) the installation and/or use of window guard;

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

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

THE FIFTH SCHEDULE
WORKS AND INSTALLATIONS

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

THE SIXTH SCHEDULE
PART I
PHASE XIII BALCONIES

<u>Tower</u>	<u>Floor</u>	<u>Unit which has a Phase XIII Balcony</u>
1(1A)	6/F	A, B
	7/F - 51/F	A, B, C, D, E
	55/F	A, B, D, E
	56/F - 71/F	A, B, D, E
1(1B)	6/F	B
	7/F - 51/F	A, B, C, D, E, F, G
	55/F	A, B, C, D, E, F, G
	56/F - 71/F	A, B, C, D, E, F, G
	72/F	D, E, F, G, H
2(2A)	6/F	D, E
	7/F - 51/F	A, B, C, D, E
	55/F - 71/F	A, B, C, D, E
	72/F	C, D, E
2(2B)	6/F	A
	7/F - 51/F	A, B, C, D, E, F
	55/F - 71/F	A, B, C, D, E, F
	72/F	A, C, D, E, F
3(3A)	6/F	A
	7/F - 51/F	A, B, C, D, E
	55/F - 71/F	A, B, C, D, E
	72/F	C, D, E
3(3B)	6/F	A
	7/F - 51/F	A, B, C, D, E, F
	55/F - 71/F	A, B, C, D, E, F
	72/F	A, C, D, E, F
5(5A)	6/F	A
	7/F - 51/F	A, B, C, D, E
	55/F - 71/F	A, B, C, D, E

	72/F	C, D, E
5(5B)	6/F	A
	7/F - 51/F	A, B, C, D, E, F, G
	55/F - 71/F	A, B, C, D, E, F, G
	72/F	C, D, E, F, G

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).

THE SIXTH SCHEDULE
PART II
PHASE XIII UTILITY PLATFORMS

<u>Tower</u>	<u>Floor</u>	<u>Unit which has a Phase XIII Utility Platform</u>
1(1A)	6/F	A, B
	7/F - 51/F	A, B, C, D, E
	55/F	B, D, E
	56/F - 71/F	A, B, D, E
1(1B)	6/F	B
	7/F - 51/F	A, B, C, D, E, F, G
	55/F	A, B, C, D, E, F, G
	56/F - 71/F	A, B, C, D, E, F, G
	72/F	D, E, F, G, H
2(2A)	6/F	D, E
	7/F - 51/F	A, B, C, D, E
	55/F - 71/F	A, B, C, D, E
	72/F	C, D, E
2(2B)	6/F	A
	7/F - 51/F	A, B, C, D, E, F
	55/F - 71/F	A, B, C, D, E, F
	72/F	C, D, E, F
3(3A)	6/F	A
	7/F - 51/F	A, B, C, D, E
	55/F - 71/F	A, B, C, D, E
	72/F	C, D, E
3(3B)	6/F	A
	7/F - 51/F	A, B, C, D, E, F
	55/F - 71/F	A, B, C, D, E, F
	72/F	C, D, E, F
5(5A)	6/F	A
	7/F - 51/F	A, B, C, D, E
	55/F - 71/F	A, B, C, D, E

	72/F	C, D, E
5(5B)	6/F	A
	7/F - 51/F	A, B, C, D, E, F, G
	55/F - 71/F	A, B, C, D, E, F, G
	72/F	C, D, E, F, G

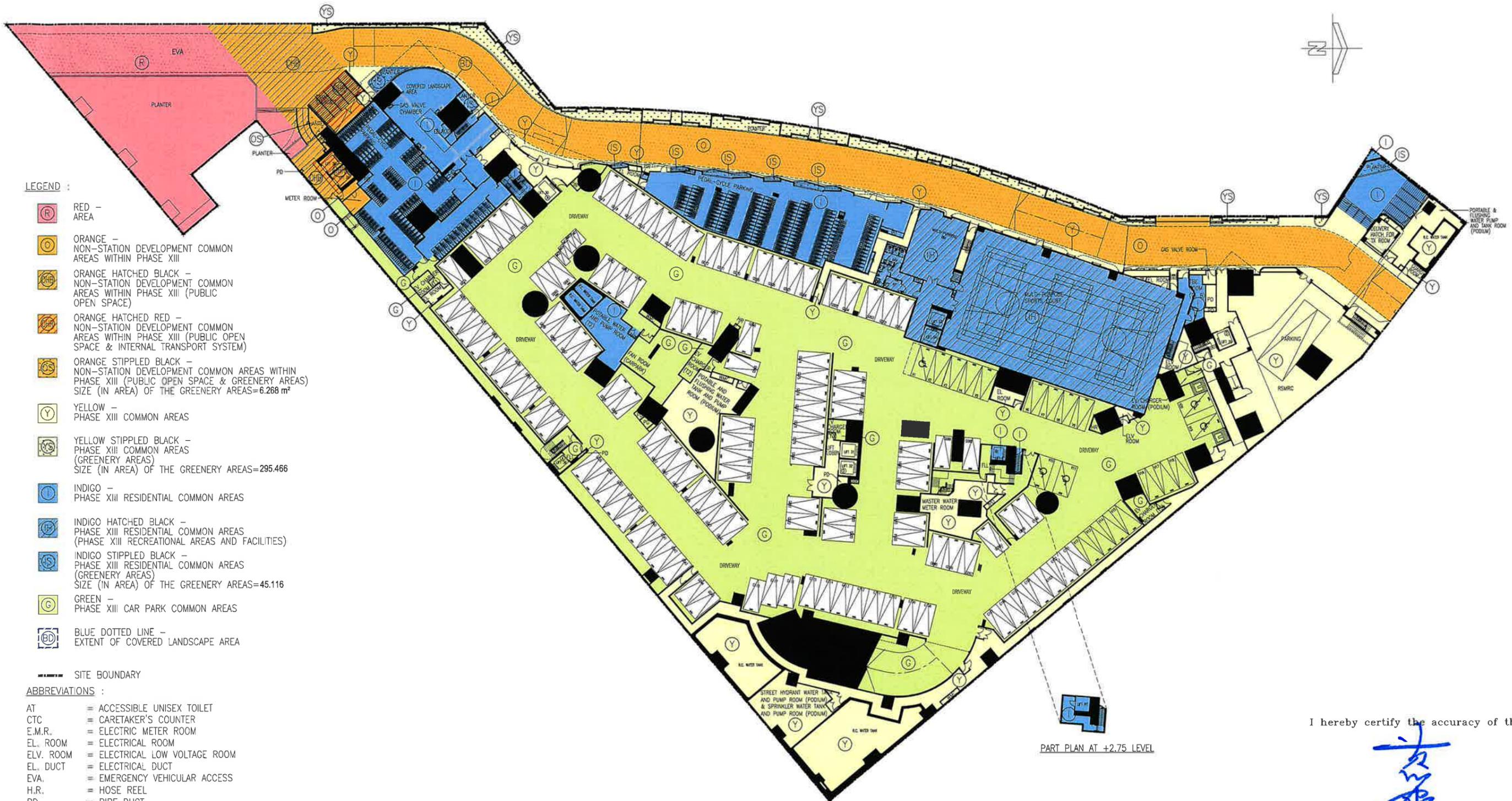
Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 1(1A & 1B), Tower 2(2A & 2B), Tower 3(3A & 3B) and Tower 5(5A & 5B).

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

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

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



LEGEND :

- R RED - AREA
- O ORANGE - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII
- OH ORANGE HATCHED BLACK - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII (PUBLIC OPEN SPACE)
- OHR ORANGE HATCHED RED - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII (PUBLIC OPEN SPACE & INTERNAL TRANSPORT SYSTEM)
- OS ORANGE STIPPLED BLACK - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII (PUBLIC OPEN SPACE & GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS=6,268 m²
- Y YELLOW - PHASE XIII COMMON AREAS
- YS YELLOW STIPPLED BLACK - PHASE XIII COMMON AREAS (GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS=295,466
- I INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS
- IH INDIGO HATCHED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (PHASE XIII RECREATIONAL AREAS AND FACILITIES)
- IS INDIGO STIPPLED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS=45,116
- G GREEN - PHASE XIII CAR PARK COMMON AREAS
- ED BLUE DOTTED LINE - EXTENT OF COVERED LANDSCAPE AREA

--- SITE BOUNDARY

ABBREVIATIONS :

- AT = ACCESSIBLE UNISEX TOILET
- CTC = CARETAKER'S COUNTER
- E.M.R. = ELECTRIC METER ROOM
- EL. ROOM = ELECTRICAL ROOM
- ELV. ROOM = ELECTRICAL LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- EVA = EMERGENCY VEHICULAR ACCESS
- H.R. = HOSE REEL
- PD = PIPE DUCT
- R.C. = REINFORCED CONCRETE
- RSMRC = REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER
- TBE = TELECOMMUNICATION & BROADCASTING EQUIPMENT
- TRS = TEMPORARY REFUGE SPACE
- TX ROOM = TRANSFORMER ROOM
- W.M.C. = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- LAV. = LAVATORY
- F.S. = FIRE SERVICES

G/F PLAN

FOR IDENTIFICATION PURPOSE ONLY

WONG TUNG & PARTNERS LIMITED
 ARCHITECTS & PLANNERS

 18/F., 14 Takoo Wan Road, Takoo Shing, Hong Kong
 T 852-2803 9888 F 852-2513 1728 www.wongtung.com

PROJECT:
 PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL

TITLE: G/F FLOOR PLAN

JOB NO: 32620	DRAWING NO. DMC-001	REV. NO. (12)
DATE: Dec. 2025	SCALE: 1:600 (A3)	

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

PART PLAN AT +2.75 LEVEL



LEGEND :

-  ORANGE HATCHED BLACK – NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII (PUBLIC OPEN SPACE)
-  ORANGE HATCHED RED – NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII (PUBLIC OPEN SPACE & INTERNAL TRANSPORT SYSTEM)
-  YELLOW – PHASE XIII COMMON AREAS
-  INDIGO – PHASE XIII RESIDENTIAL COMMON AREAS
-  INDIGO HATCHED BLACK – PHASE XIII RESIDENTIAL COMMON AREAS (PHASE XIII RECREATIONAL AREAS AND FACILITIES)
-  INDIGO STIPPLED BLACK – PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS)
-  GREEN – PHASE XIII CAR PARK COMMON AREAS

--- SITE BOUNDARY

ABBREVIATIONS :

- CTC = CARETAKER'S COUNTER
- E.M.R. = ELECTRIC METER ROOM
- EL. ROOM = ELECTRICAL ROOM
- ELV. ROOM = ELECTRICAL LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- EVA. = EMERGENCY VEHICULAR ACCESS
- H.R. = HOSE REEL
- PD = PIPE DUCT
- R.C. = REINFORCED CONCRETE
- RSMRC = REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER
- TBE = TELECOMMUNICATION & BROADCASTING EQUIPMENT
- TRS = TEMPORARY REFUGE SPACE
- TX ROOM = TRANSFORMER ROOM
- W.M.C. = WATER METER CABINET
- FL = FIREMAN'S LIFT LOBBY
- LAV. = LAVATORY
- F.S. = FIRE SERVICES

1/F PLAN

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>15/F, 14 Takao Wan Road, Takao Shing, Hong Kong T 852-2803 0888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-002	REV. NO. (12)
		TITLE: 1/F FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:600 (A3)	



LEGEND :

-  ORANGE – NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII
-  ORANGE HATCHED RED – NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII (PUBLIC OPEN SPACE & INTERNAL TRANSPORT SYSTEM)
-  YELLOW – PHASE XIII COMMON AREAS
-  INDIGO – PHASE XIII RESIDENTIAL COMMON AREAS
-  INDIGO HATCHED BLACK – PHASE XIII RESIDENTIAL COMMON AREAS (PHASE XIII RECREATIONAL AREAS AND FACILITIES)
-  INDIGO STIPPLED BLACK – PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS)
-  GREEN – PHASE XIII CAR PARK COMMON AREAS
-  SITE BOUNDARY

ABBREVIATIONS :

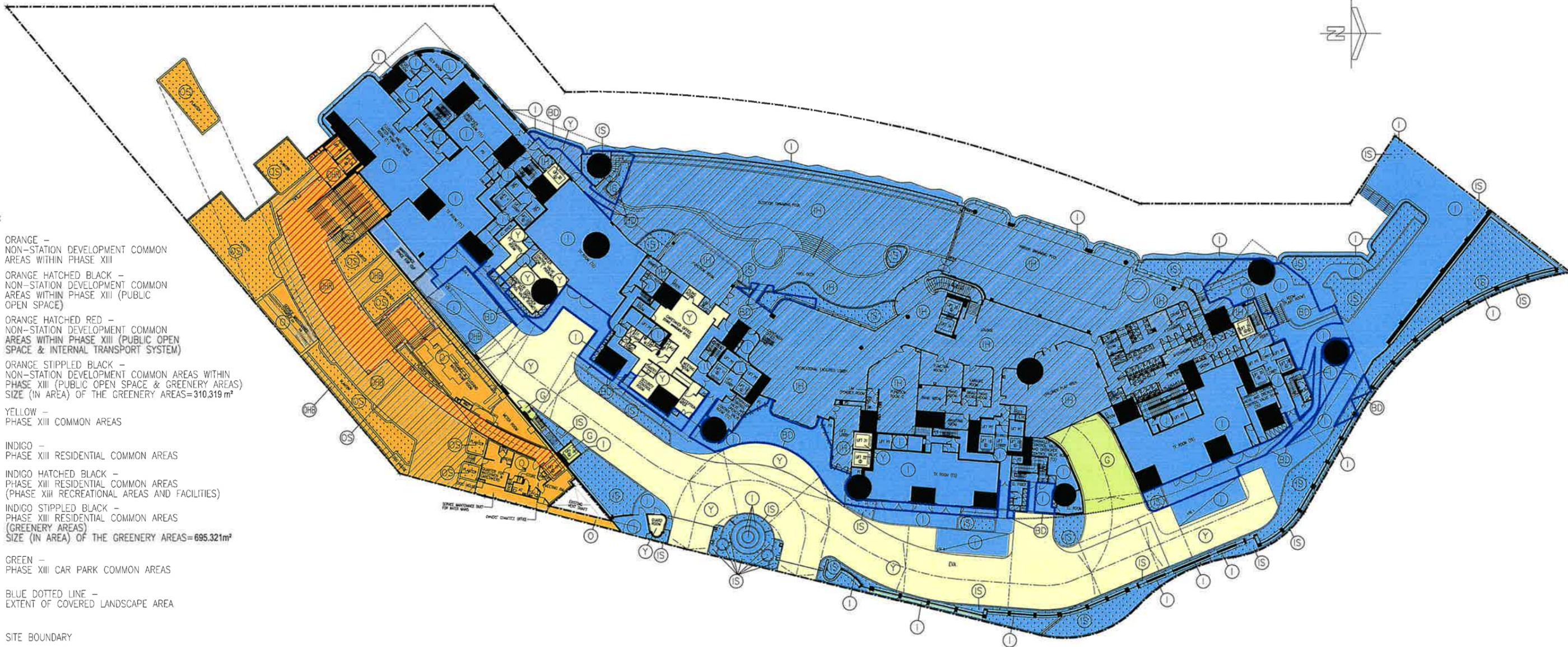
- CTC = CARETAKER'S COUNTER
- E.M.R. = ELECTRIC METER ROOM
- EL. ROOM = ELECTRICAL ROOM
- ELV. ROOM = ELECTRICAL LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- EVA = EMERGENCY VEHICULAR ACCESS
- H.R. = HOSE REEL
- PD = PIPE DUCT
- R.C. = REINFORCED CONCRETE
- RSMRC = REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER
- TBE = TELECOMMUNICATION & BROADCASTING EQUIPMENT
- TRS = TEMPORARY REFUGE SPACE
- TX ROOM = TRANSFORMER ROOM
- W.M.C. = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- LAV. = LAVATORY
- F.S. = FIRE SERVICES

2/F PLAN

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F., 14, Takoo Wan Road, Takoo Shing, Hong Kong T 852-2803 8888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-003	REV. NO. (12)
		TITLE: 2/F FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:600 (A3)	



LEGEND :

- ORANGE - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII
- ORANGE HATCHED BLACK - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII (PUBLIC OPEN SPACE)
- ORANGE HATCHED RED - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII (PUBLIC OPEN SPACE & INTERNAL TRANSPORT SYSTEM)
- ORANGE STIPPLED BLACK - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII (PUBLIC OPEN SPACE & GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS=310,319m²
- YELLOW - PHASE XIII COMMON AREAS
- INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS
- INDIGO HATCHED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (PHASE XIII RECREATIONAL AREAS AND FACILITIES)
- INDIGO STIPPLED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS=695,321m²
- GREEN - PHASE XIII CAR PARK COMMON AREAS
- BLUE DOTTED LINE - EXTENT OF COVERED LANDSCAPE AREA

--- SITE BOUNDARY

ABBREVIATIONS :

- AT = ACCESSIBLE UNISEX TOILET
- CTC = CARETAKER'S COUNTER
- E.M.R. = ELECTRIC METER ROOM
- EL. ROOM = ELECTRICAL ROOM
- ELV. ROOM = ELECTRICAL LOW VOLTAGE ROOM
- EL. DUCT = ELECTRICAL DUCT
- EVA. = EMERGENCY VEHICULAR ACCESS
- H.R. = HOSE REEL
- PD = PIPE DUCT
- R.C. = REINFORCED CONCRETE
- RSMRC = REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER
- TBE = TELECOMMUNICATION & BROADCASTING EQUIPMENT
- TRS = TEMPORARY REFUGE SPACE
- TX ROOM = TRANSFORMER ROOM
- W.M.C. = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- LAV. = LAVATORY
- F.S. = FIRE SERVICES

3/F PLAN

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	<p>WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS</p> <p>18/F, 14 Takewai Wan Road, Takewai Shing, Hong Kong T 852-2903 8888 F 852-2513 1728 www.wongtung.com</p>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-004	REV. NO. (12)
		TITLE: 3/F FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:600 (A3)	



- LEGEND :**
- ORANGE HATCHED BLACK – NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII (PUBLIC OPEN SPACE)
 - ORANGE HATCHED RED – NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII (PUBLIC OPEN SPACE & INTERNAL TRANSPORT SYSTEM)
 - ORANGE STIPPLED BLACK – NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE XIII (PUBLIC OPEN SPACE & GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS=22.988 m²
 - YELLOW – PHASE XIII COMMON AREAS
 - YELLOW STIPPLED BLACK – PHASE XIII COMMON AREAS (GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS=19.952 m²
 - YELLOW HATCHED RED – PHASE XIII COMMON AREAS (COVERED WALKWAY)
 - INDIGO – PHASE XIII RESIDENTIAL COMMON AREAS
 - INDIGO HATCHED BLACK – PHASE XIII RESIDENTIAL COMMON AREAS (PHASE XIII RECREATIONAL AREAS AND FACILITIES)
 - INDIGO STIPPLED BLACK – PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS=1256.139 m²
 - BLUE DOTTED LINE – EXTENT OF COVERED LANDSCAPE AREA
 - SITE BOUNDARY

- ABBREVIATIONS :**
- AT = ACCESSIBLE UNISEX TOILET
 - CTC = CARETAKER'S COUNTER
 - E.M.R. = ELECTRIC METER ROOM
 - EL. ROOM = ELECTRICAL ROOM
 - ELV. ROOM = ELECTRICAL LOW VOLTAGE ROOM
 - EL. DUCT = ELECTRICAL DUCT
 - EVA. = EMERGENCY VEHICULAR ACCESS
 - H.R. = HOSE REEL
 - PD = PIPE DUCT
 - R.C. = REINFORCED CONCRETE
 - RSMRC = REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER
 - TBE = TELECOMMUNICATION & BROADCASTING EQUIPMENT
 - TRS = TEMPORARY REFUGE SPACE
 - TX ROOM = TRANSFORMER ROOM
 - W.M.C. = WATER METER CABINET
 - FLL = FIREMAN'S LIFT LOBBY
 - LAV. = LAVATORY
 - F.S. = FIRE SERVICES
 - TG = TOWNGAS

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	<p>WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS</p> <p><small>18/F., 14 Taifoo Wen Road, Taifoo Shing, Hong Kong T 852-2803 8888 F 852-2513 1728 www.wongtung.com</small></p>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-005	REV. NO. (12)
		TITLE: 5/F FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:600 (A3)	

LEGEND :

- I INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- DL LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
- YDL YELLOW DASHED LINE - COVERED AREAS UNDERNEATH LOWEST BALCONIES & UTILITY PLATFORMS
- HATCHED BLACK - PHASE XIII BALCONIES & PHASE XIII UTILITY PLATFORMS
- HATCHED DASHED BLACK - A/C PLATFORMS
- INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES
- INDIGO STIPPLED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS= 36.428 m²

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 1 6/F FLOOR PLAN
(1 STOREY)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

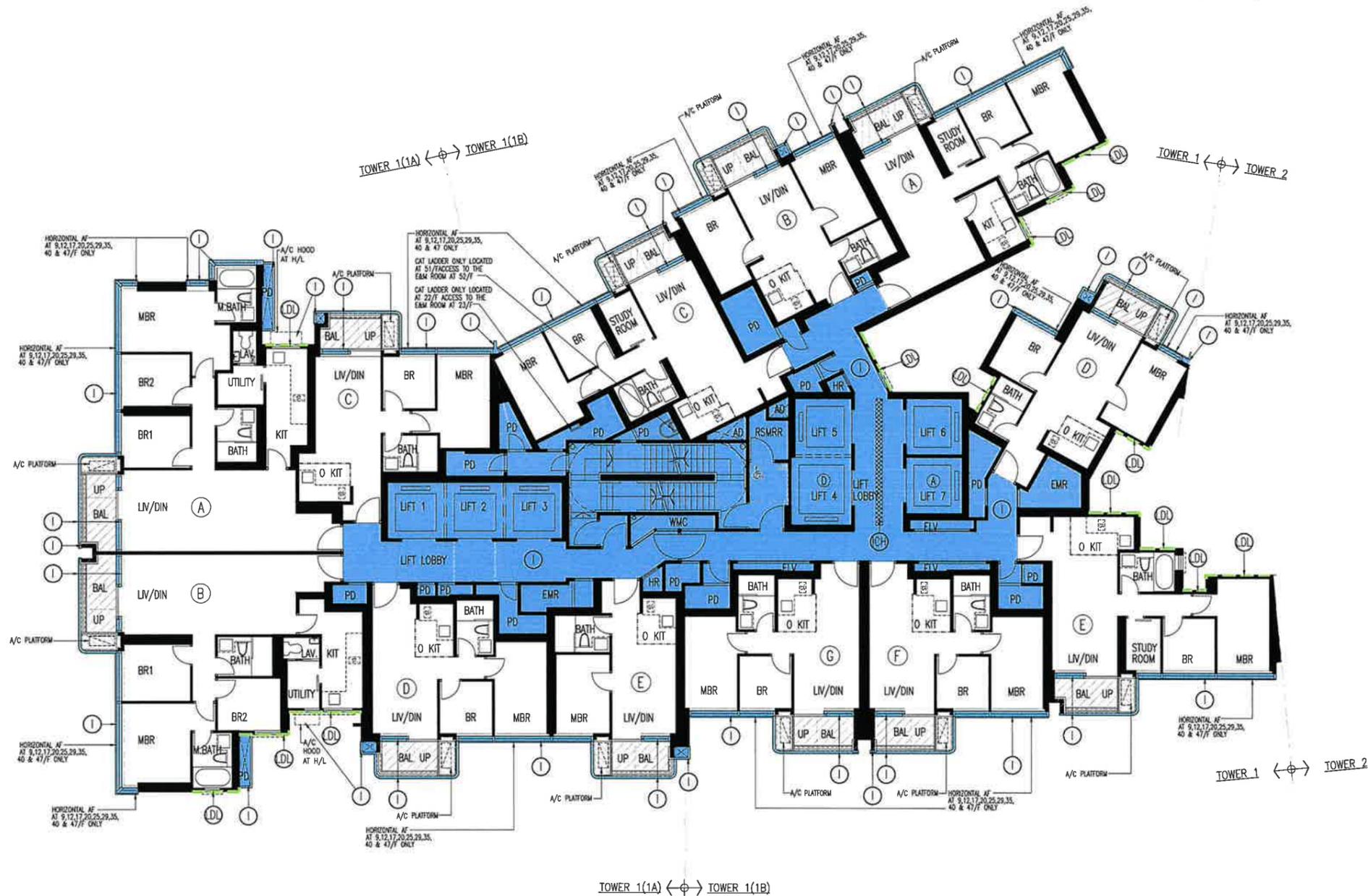
FOR IDENTIFICATION PURPOSE ONLY	WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-006	REV. NO. (10)
		TITLE: TOWER 1 (1A & 1B) 6/F FLOOR PLAN	DATE: OCT. 2025	SCALE: 1:200 (A3)	

LEGEND :

-  INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
-  HATCHED BLACK - PHASE XIII BALCONIES & PHASE XIII UTILITY PLATFORMS
-  HATCHED DASHED BLACK - A/C PLATFORMS
-  INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 1 7/F TO 51/F FLOOR PLAN

(39 STOREYS)
 (FLOOR No. 13,14,24,34 & 44 NOT USED.)
 (FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

I hereby certify the accuracy of this plan.

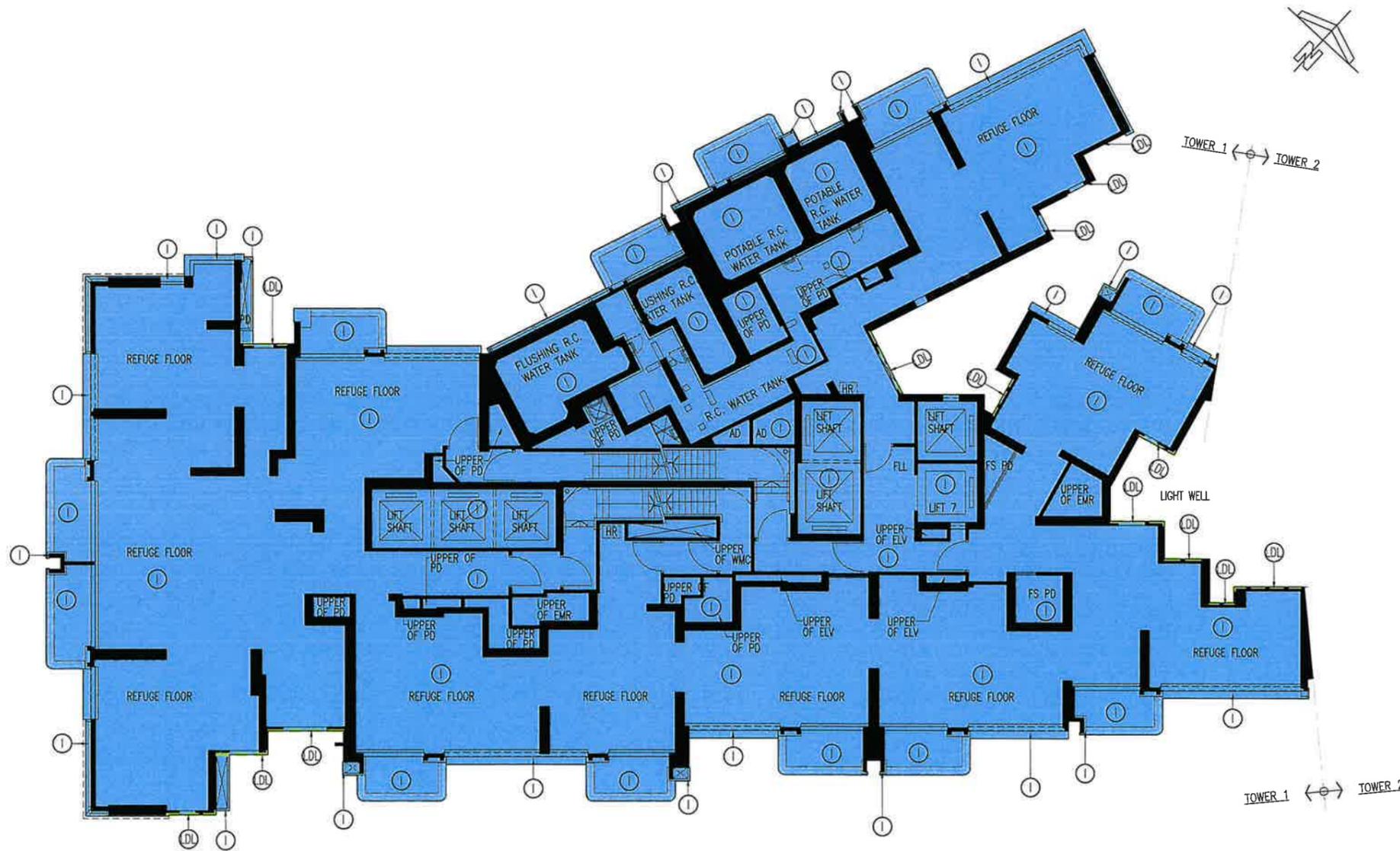
WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>16/F, 14 Telok Wai Road, Telok Shing, Hong Kong T 852-2803 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-007	REV. NO. (09)
		TITLE: TOWER 1 (1A & 1B) 7/F TO 51/F FLOOR PLAN	DATE: OCT. 2025	SCALE: 1:200 (A3)	

LEGEND :

-  INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS
-  DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

- ABBREVIATIONS :
- A/C = AIR-CONDITIONER
 - AD = AIR DUCT
 - BAL = BALCONY
 - ED = EXHAUST DUCT
 - EMR = ELECTRIC METER ROOM
 - ELV = ELECTRICAL LOW VOLTAGE ROOM
 - FS = FIRE SERVICES INSTALLATION
 - H/L = HIGH LEVEL
 - HR = HOSE REEL
 - L/L = LOW LEVEL
 - LMR = LIFT MACHINE ROOM
 - PD = PIPE DUCT
 - RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 - TRS = TEMPORARY REFUGE SPACE
 - UP = UTILITY PLATFORM
 - WMC = WATER METER CABINET
 - FLL = FIREMAN'S LIFT LOBBY
 - C.R. = CABLE RISER
 - M&R = MAINTENANCE & REPAIR
 - AF = ARCHITECTURAL FEATURE



TOWER 1 52/F REFUGE FLOOR PLAN

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Taklao Wan Road, Taklao Shing, Hong Kong T 852-2803 9808 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-009	REV. NO. (09)
		TITLE: TOWER 1 (1A & 1B) 52/F REFUGE FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

- INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
- HATCHED BLACK - PHASE XIII BALCONIES & PHASE XIII UTILITY PLATFORMS
- HATCHED DASHED BLACK - A/C PLATFORMS
- INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 1 55/F FLOOR PLAN
 (1 STOREY)
 (FLOOR No. 53 & 54 NOT USED.)
 (FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T: 852-2603 8888 F: 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-010	REV. NO. (11)
		TITLE: TOWER 1 (1A & 1B) 55/F FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

-  INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
-  HATCHED BLACK - PHASE XIII BALCONIES & PHASE XIII UTILITY PLATFORMS
-  HATCHED DASHED BLACK - A/C PLATFORMS
-  INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 1(1A) ←→ TOWER 1(1B)

TOWER 1 56/F TO 71/F FLOOR PLAN

(14 STOREYS)
(FLOOR No. 58 & 64 NOT USED.)
(FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Tseung Kwan O Road, Tseung Kwan O, Hong Kong T: 652-2803 5808 F: 652-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-011	REV. NO. (09)
		TITLE: TOWER 1 (1A & 1B) 56/F TO 71/F FLOOR PLAN	DATE: OCT. 2025	SCALE: 1:200 (A3)	

LEGEND :

-  INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
-  HATCHED BLACK - PHASE XIII BALCONIES & PHASE XIII UTILITY PLATFORMS
-  HATCHED DASHED BLACK - A/C PLATFORMS
-  INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 1 72/F FLOOR PLAN
(1 STOREY)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14, Telford Wan Road, Telford Shing, Hong Kong T: 852-2869 5566 F: 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO.: DMC-012	REV. NO.: (11)
		TITLE: TOWER 1 (1A & 1B) 72/F FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

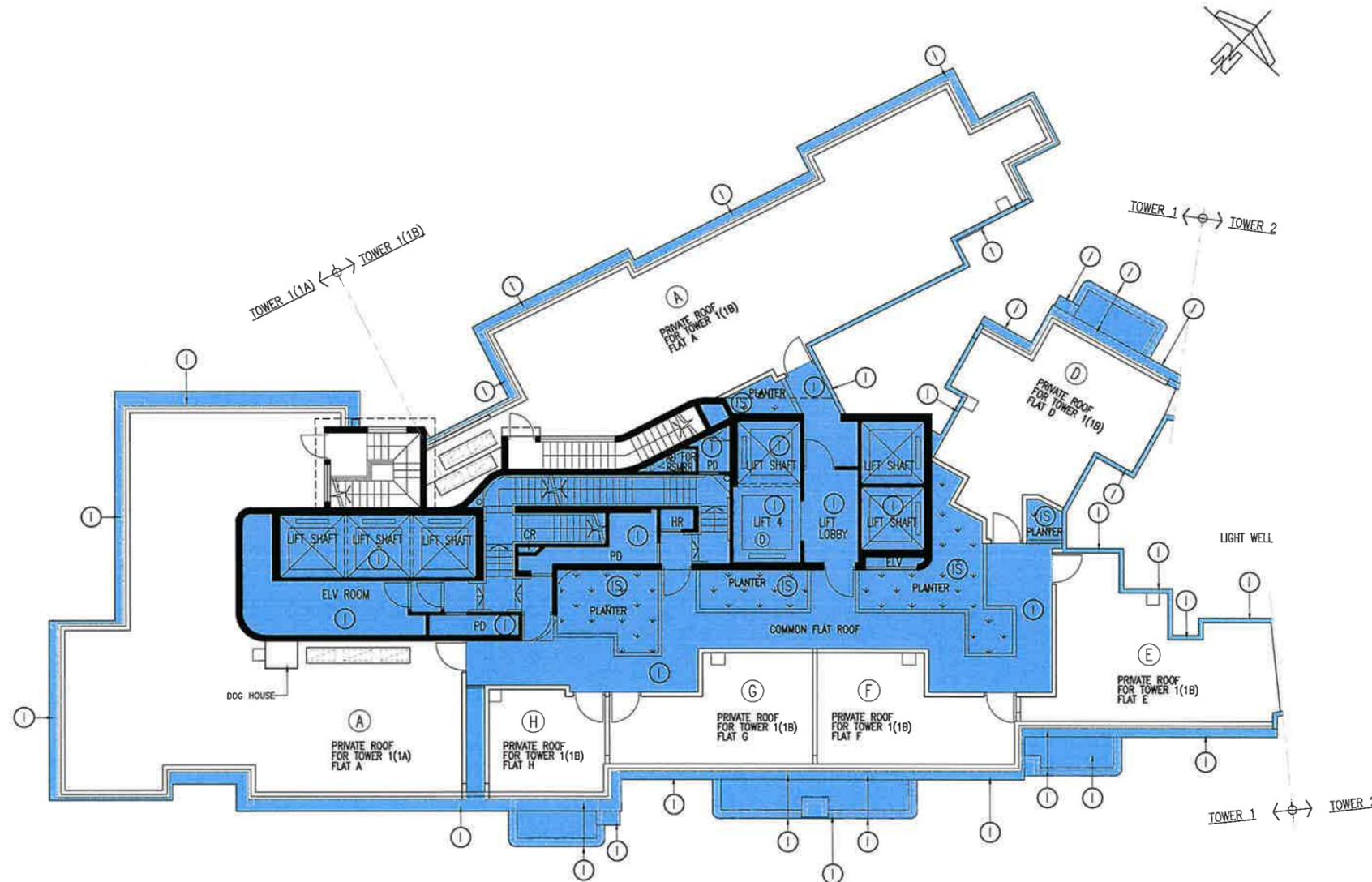
LEGEND :

① INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS

② INDIGO STIPPLED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS)
 SIZE (IN AREA) OF THE GREENERY AREAS= 30.568 m²

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE

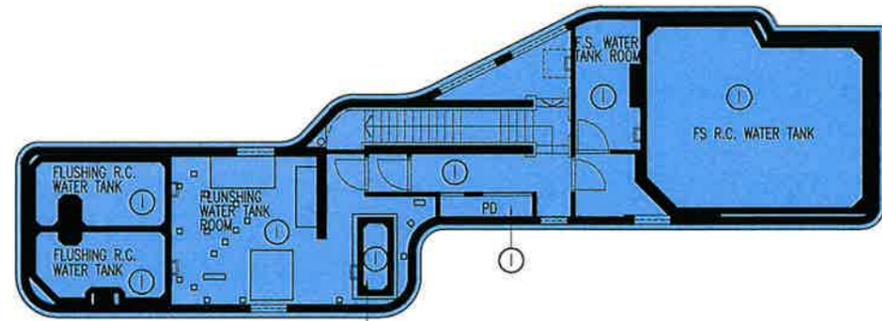


TOWER 1 R/F FLOOR PLAN
 (1 STOREY)

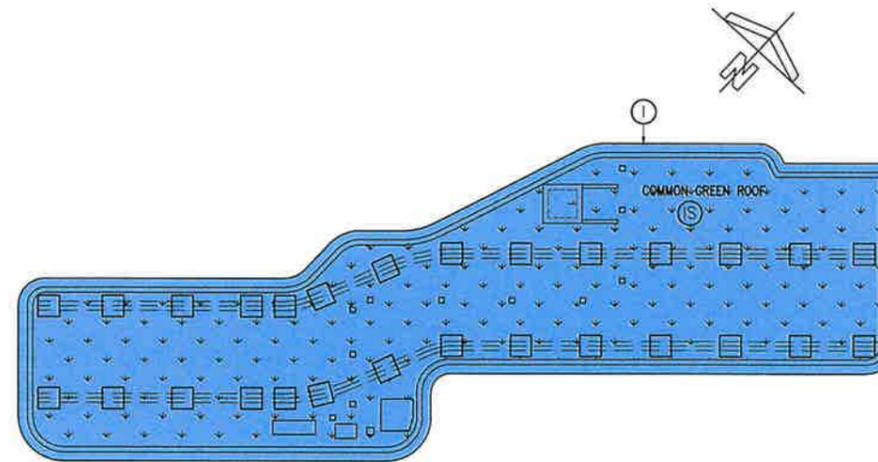
I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

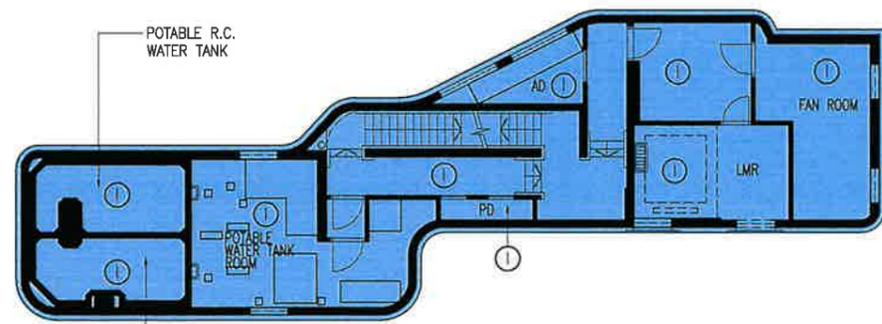
FOR IDENTIFICATION PURPOSE ONLY	WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Takoo Wan Road, Tseung Shing, Hong Kong T: 852-2903 9888 F: 852-2913 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-013	REV. NO. (10)
		TITLE: TOWER 1 (1A & 1B) ROOF FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	



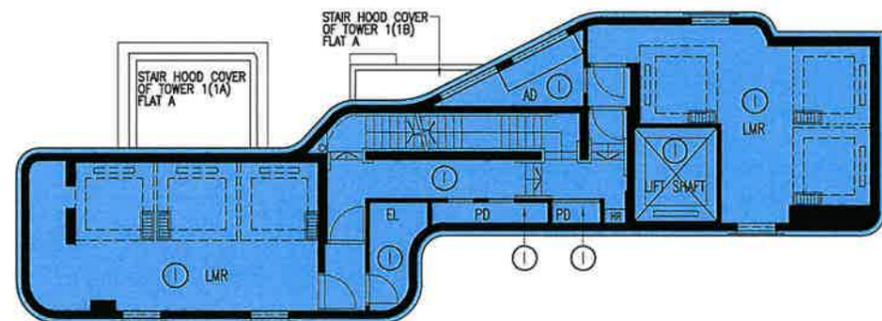
TOWER 1 UPPER ROOF PLAN
(1 STOREY)



TOWER 1 TOP ROOF PLAN
(1 STOREY)



TOWER 1 LOWER ROOF PLAN
(1 STOREY)



TOWER 1 LIFT MACHINE ROOM FLOOR PLAN
(1 STOREY)

LEGEND :

- I INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS
- S INDIGO STIPPLED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS=103.120m²

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

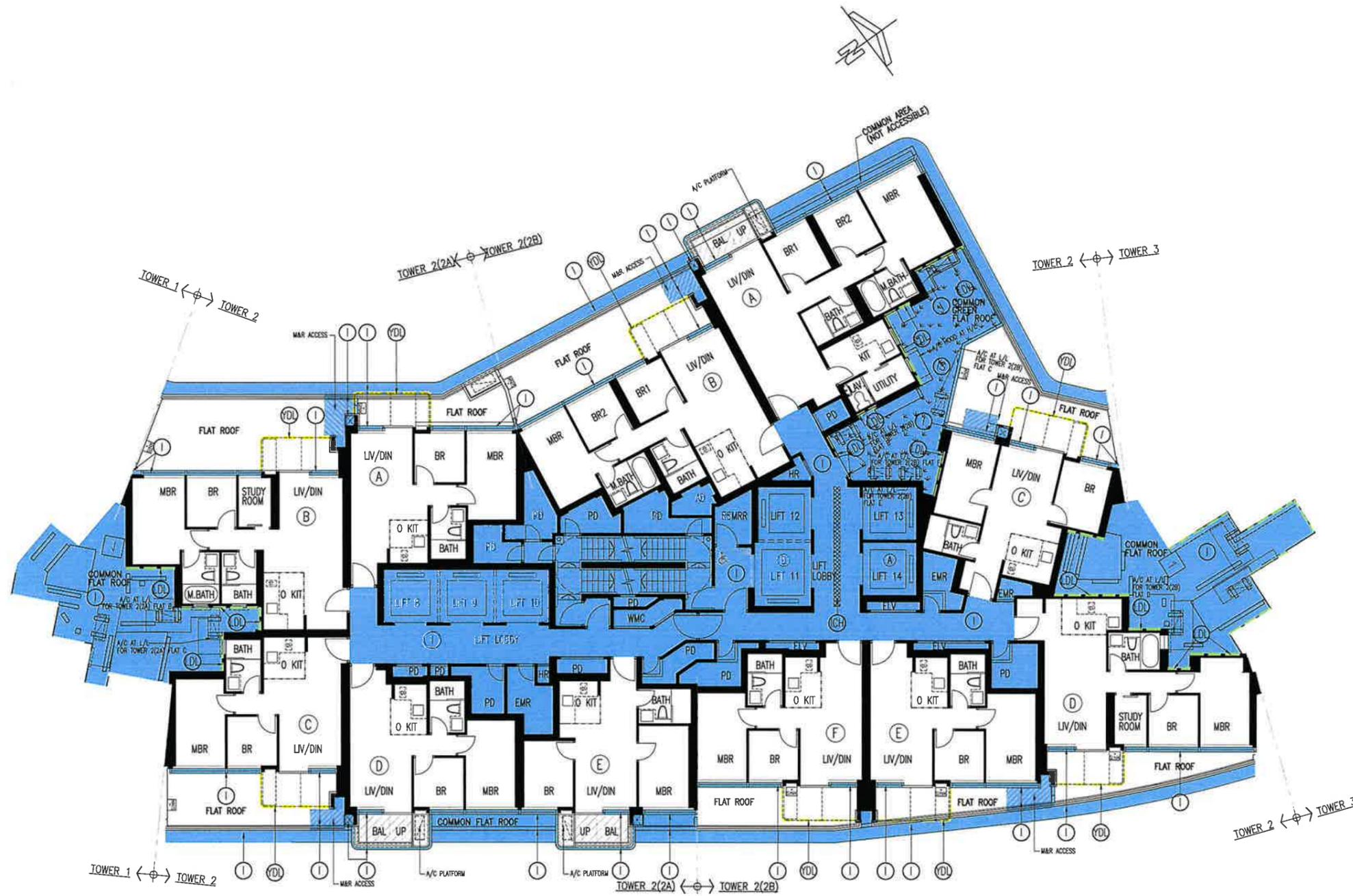
FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T 852-2803 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-014	REV. NO. (09)
		TITLE: TOWER 1 (1A & 1B) LOWER/UPPER/TOP ROOF PLAN	DATE: OCT. 2025	SCALE: 1:200 (A3)	

LEGEND :

-  INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  INDIGO STIPPLED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS= 25.747 m²
-  INDIGO CROSS-HATCHED BLACK- WIDER LIFT LOBBIES
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
-  YELLOW DASHED LINE - COVERED AREAS UNDERNEATH LOWEST BALCONIES & UTILITY PLATFORMS

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 2 6/F FLOOR PLAN
(1 STOREY)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 18/F, 14 Takoo Wen Road, Takoo Shing, Hong Kong T 852-2803 8888 F 852-2813 1728 www.wongtung.com	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-015	REV. NO. (10)
		TITLE: TOWER 2 (2A & 2B) 6/F FLOOR PLAN	DATE: OCT. 2025	SCALE: 1:200 (A3)	

LEGEND :

-  INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
-  HATCHED BLACK - PHASE XIII BALCONIES & PHASE XIII UTILITY PLATFORMS
-  HATCHED DASHED BLACK - A/C PLATFORMS
-  INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 2 7/F TO 51/F FLOOR PLAN

(39 STOREYS)
(FLOOR No. 13,14,24,34 & 44 NOT USED.)
(FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

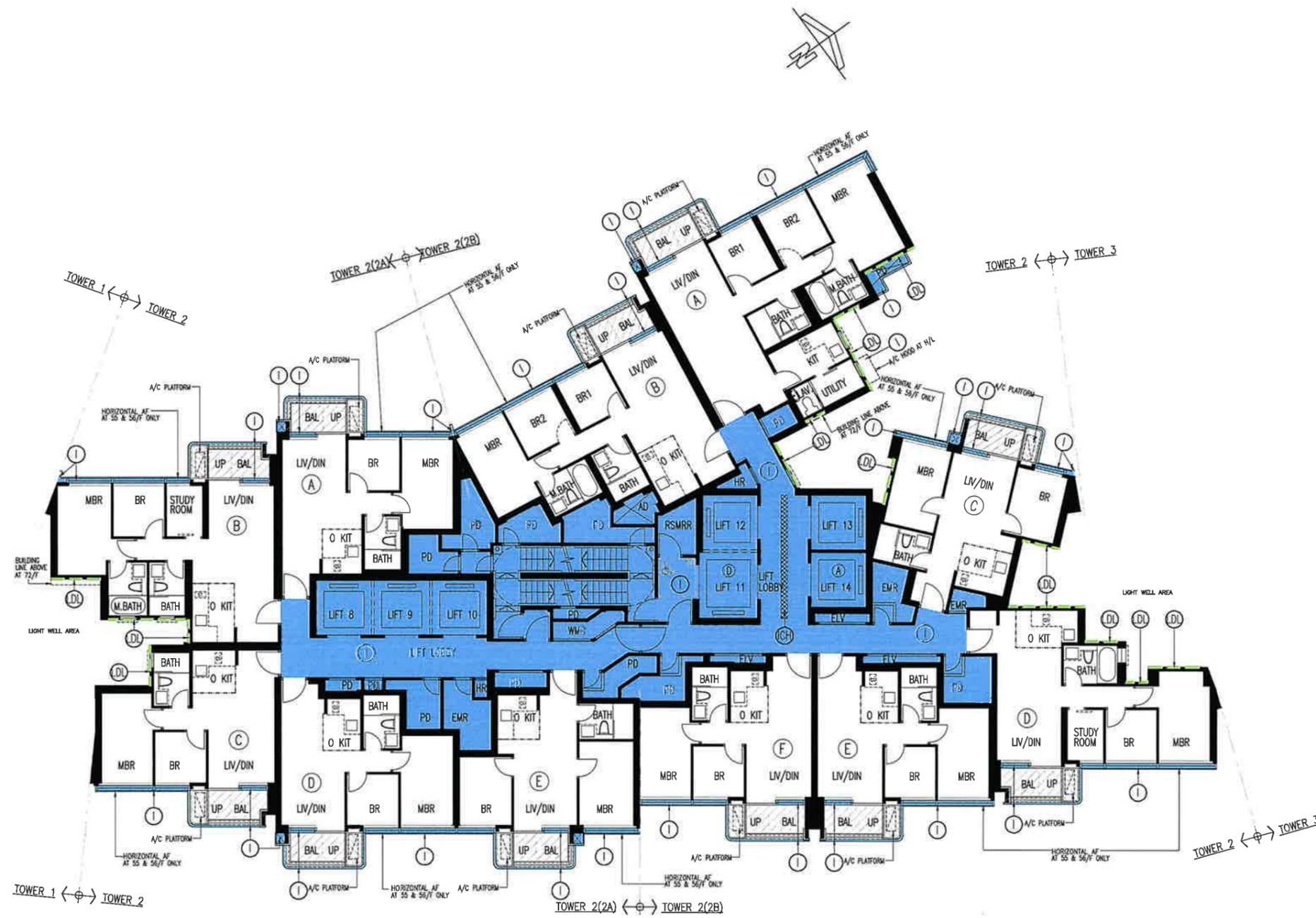
FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Telford Way Road, Telford Shing, Hong Kong T 852-2903 8888 F 852-2913 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-016	REV. NO. (08)
		TITLE: TOWER 2 (2A & 2B) 7/F TO 51/F FLOOR PLAN	DATE: OCT. 2025	SCALE: 1:200 (A3)	

LEGEND :

- INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
- HATCHED BLACK - PHASE XIII BALCONIES & PHASE XIII UTILITY PLATFORMS
- HATCHED DASHED BLACK - A/C PLATFORMS
- INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 2 55/F TO 71/F FLOOR PLAN

(15 STOREYS)
 (FLOOR No. 53,54,58 & 64 NOT USED.)
 (FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	<p>WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS</p> <p>18/F, 14 Telford Wan Road, Tseung Kwan O, Hong Kong T: 852-2853 8888 F: 852-2513 1728 www.wongtung.com</p>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-016a	REV. NO. (08)
		TITLE: TOWER 2 (2A & 2B) 55/F TO 71/F FLOOR PLAN	DATE: OCT. 2025	SCALE: 1:200 (A3)	

LEGEND :

① INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS

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

- 10 = 100MM GAS
- ABBREVIATIONS :
- A/C = AIR-CONDITIONER
 - AD = AIR DUCT
 - BAL = BALCONY
 - ED = EXHAUST DUCT
 - EMR = ELECTRIC METER ROOM
 - ELV = ELECTRICAL LOW VOLTAGE ROOM
 - FS = FIRE SERVICES INSTALLATION
 - H/L = HIGH LEVEL
 - HR = HOSE REEL
 - L/L = LOW LEVEL
 - LMR = LIFT MACHINE ROOM
 - PD = PIPE DUCT
 - RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 - TRS = TEMPORARY REFUGE SPACE
 - UP = UTILITY PLATFORM
 - WMC = WATER METER CABINET
 - FLL = FIREMAN'S LIFT LOBBY
 - C.R. = CABLE RISER
 - M&R = MAINTENANCE & REPAIR
 - AF = ARCHITECTURAL FEATURE



TOWER 2 23/F REFUGE FLOOR PLAN

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	<p>WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS</p> <p>18/F, 14 Taklao Wan Road, Taklao Shing, Hong Kong T 852-2803 9888 F 852-2913 1726 www.wongtung.com</p>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-017	REV. NO. (09)
		TITLE: TOWER 2 (2A & 2B) 23/F REFUGE FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

① INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS

--- DL --- LINE DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 2 52/F REFUGE FLOOR PLAN

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	<p>WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS</p> <p>18/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T: 852-2853 8868 F: 852-2513 1728 www.wongtung.com</p>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-018	REV. NO. (10)
		TITLE: TOWER 2 (2A & 2B) 52/F REFUGE FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

- INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
- HATCHED BLACK - PHASE XIII BALCONIES & PHASE XIII UTILITY PLATFORMS
- HATCHED DASHED BLACK - A/C PLATFORMS
- INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 2 72/F FLOOR PLAN
(1 STOREY)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-019	REV. NO. (10)
		TITLE: TOWER 2 (2A & 2B) 72/F FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

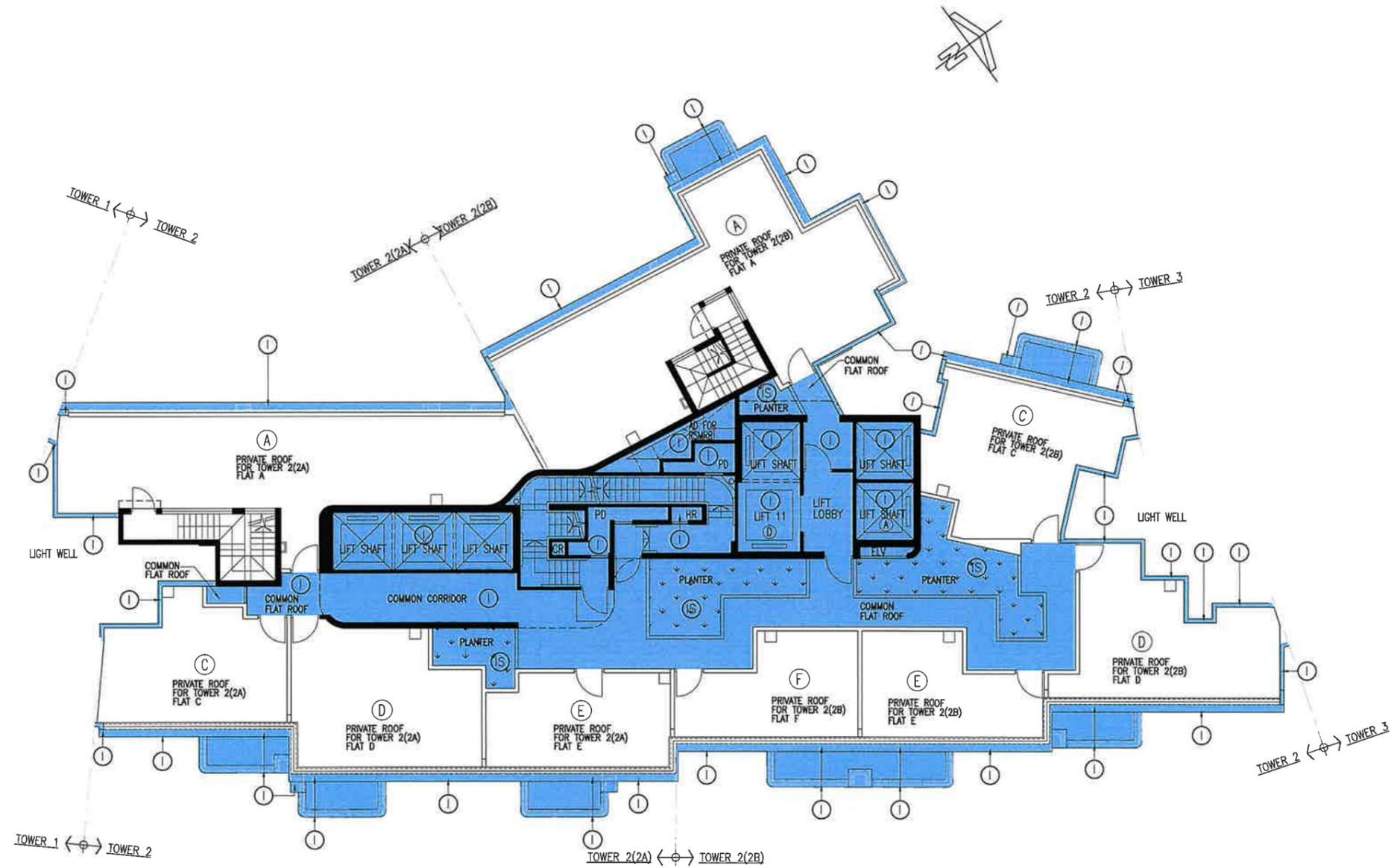
LEGEND :

INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS

INDIGO STIPPLED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS)
 SIZE (IN AREA) OF THE GREENERY AREAS= 34.772 m²

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE

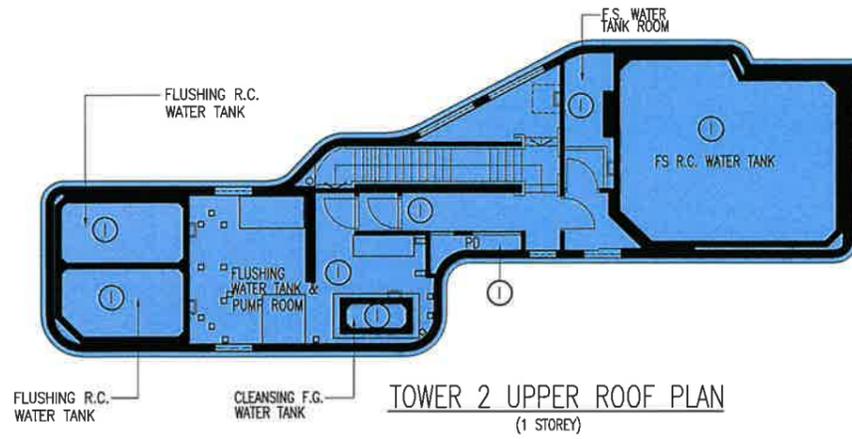


TOWER 2 R/F FLOOR PLAN
(1 STOREY)

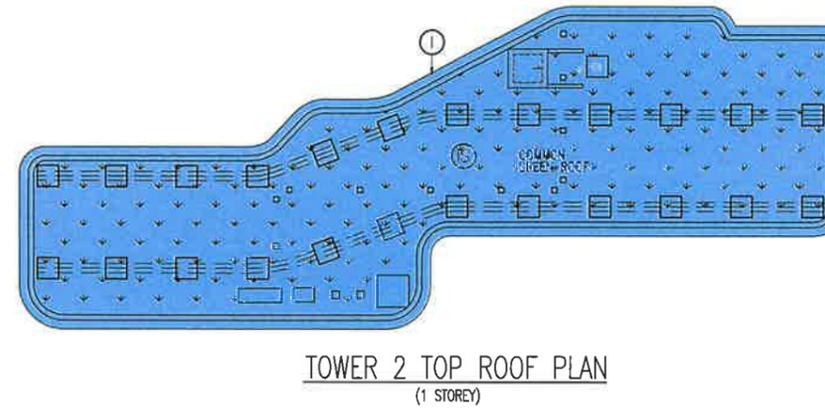
I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

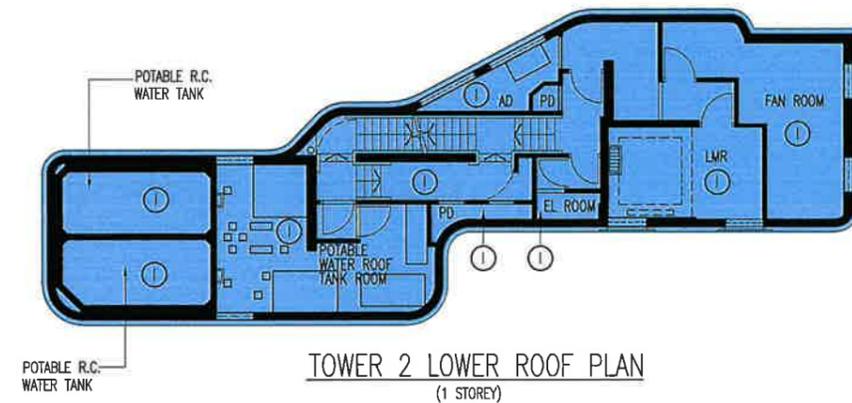
FOR IDENTIFICATION PURPOSE ONLY	WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS  <small>18/F, 14 Taikee Wan Road, Taikee Shing, Hong Kong T 852-2803 9888 F 852-2813 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-020	REV. NO. (10)
		TITLE: TOWER 2 (2A & 2B) ROOF FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	



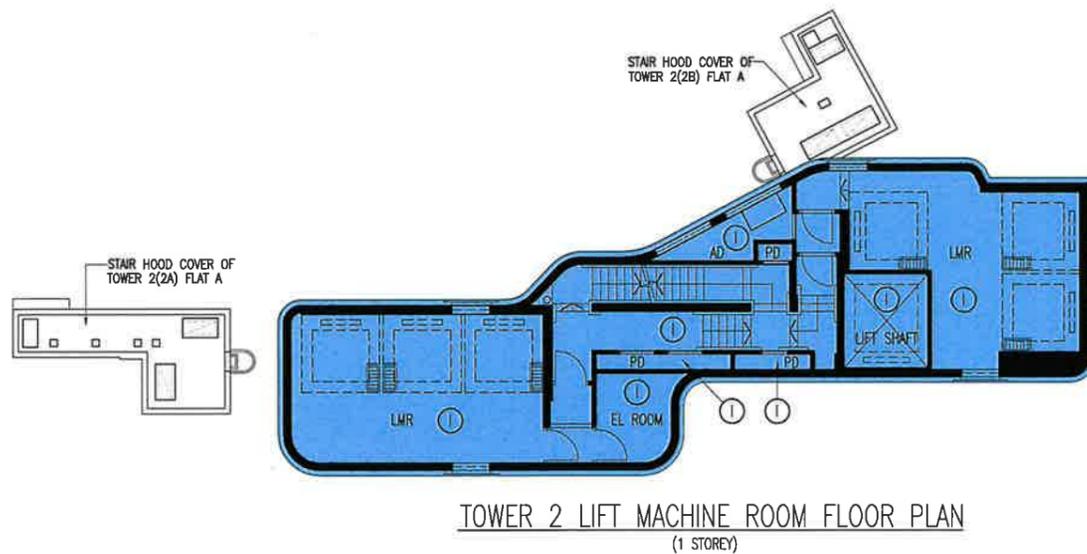
TOWER 2 UPPER ROOF PLAN
(1 STOREY)



TOWER 2 TOP ROOF PLAN
(1 STOREY)



TOWER 2 LOWER ROOF PLAN
(1 STOREY)



TOWER 2 LIFT MACHINE ROOM FLOOR PLAN
(1 STOREY)

LEGEND :

INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS

INDIGO STIPPLED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS=99.555 m²

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA B6, SITE KL	JOB NO: 32620	DRAWING NO. DMC-021	REV. NO. (11)
	18/F, 14 Tseung Wan Road, Tseung Shing, Hong Kong T: 852-2803 8808 F: 852-2513 1728 www.wongtung.com	TITLE: TOWER 2 (2A & 2B) LOWER/UPPER/TOP ROOF PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

-  INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  INDIGO STIPPLED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS=20.896 m²
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
-  YELLOW DASHED LINE - COVERED AREAS UNDERNEATH LOWEST BALCONIES & UTILITY PLATFORMS
-  INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 3 6/F FLOOR PLAN
(1 STOREY)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

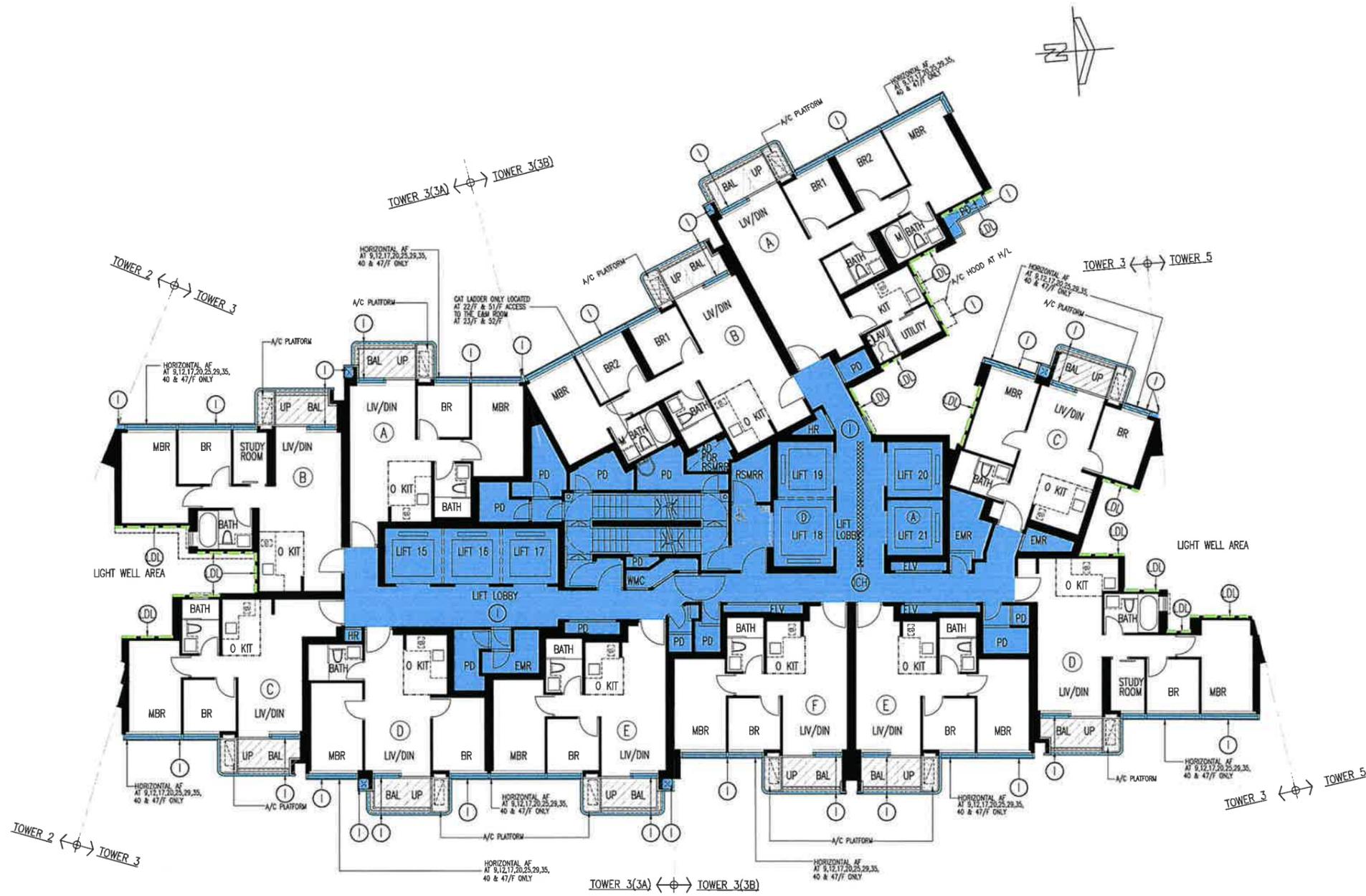
FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>15/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T: 852-2903 9808 F: 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-022	REV. NO. (11)
		TITLE: TOWER 3 (3A & 3B) 6/F FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

-  INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
-  HATCHED BLACK - PHASE XIII BALCONIES & PHASE XIII UTILITY PLATFORMS
-  HATCHED DASHED BLACK - A/C PLATFORMS
-  INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 3 7/F TO 51/F FLOOR PLAN
 (39 STOREYS)
 (FLOOR No. 13,14,24,34 & 44 NOT USED.)
 (FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

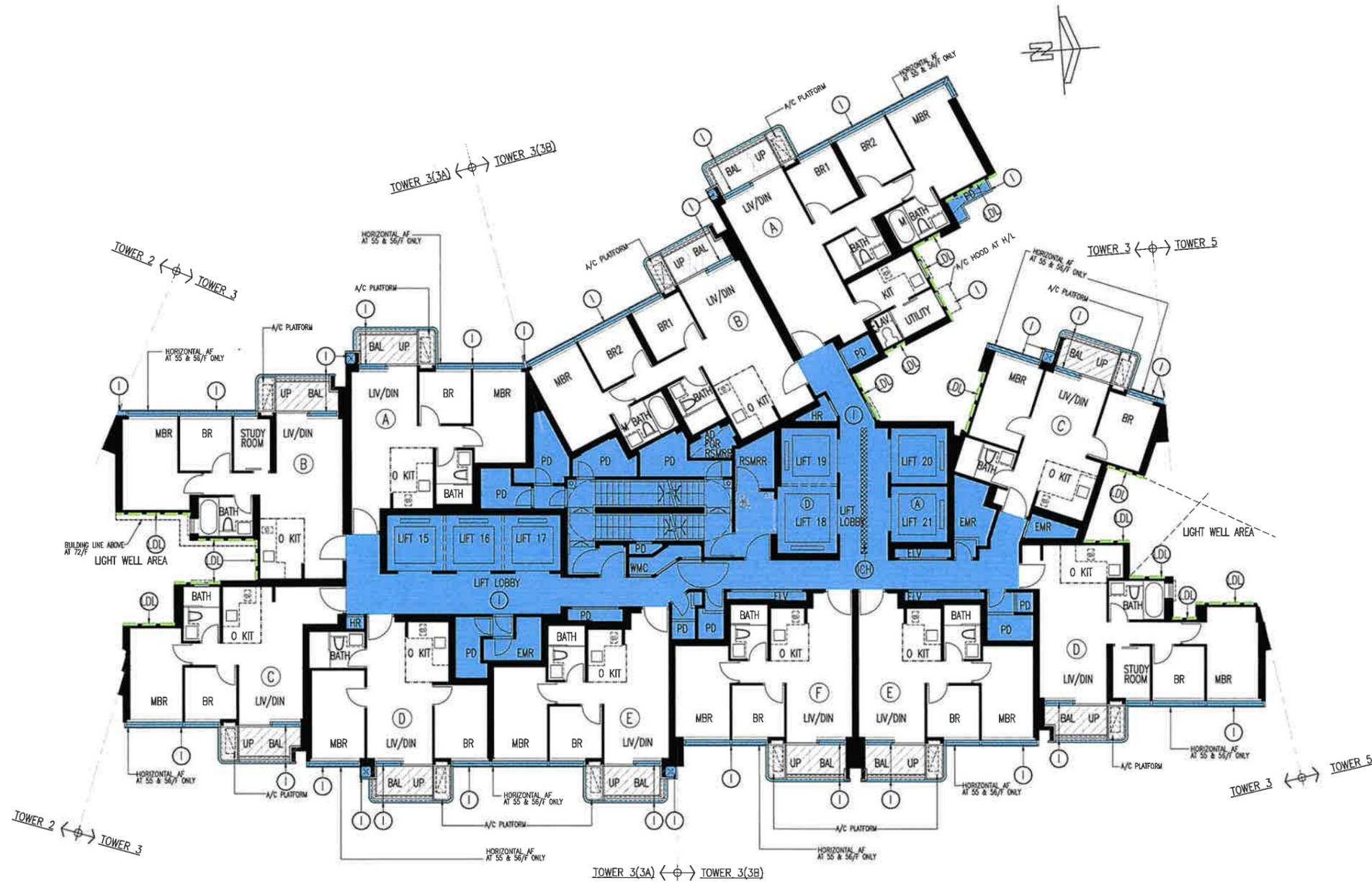
FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>19/F, 14 Tszhoe Wan Road, Tszhoe Shing, Hong Kong T: 852-2803 9808 F: 852-2813 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-023	REV. NO. (08)
		TITLE: TOWER 3 (3A & 3B) 7/F TO 51/F FLOOR PLAN	DATE: OCT. 2025	SCALE: 1:200 (A3)	

LEGEND :

-  INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
-  HATCHED BLACK - PHASE XIII BALCONIES & PHASE XIII UTILITY PLATFORMS
-  HATCHED DASHED BLACK - A/C PLATFORMS
-  INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 3 55/F TO 71/F FLOOR PLAN

(15 STOREYS)
 (FLOOR No. 53,54,58 & 64 NOT USED.)
 (FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

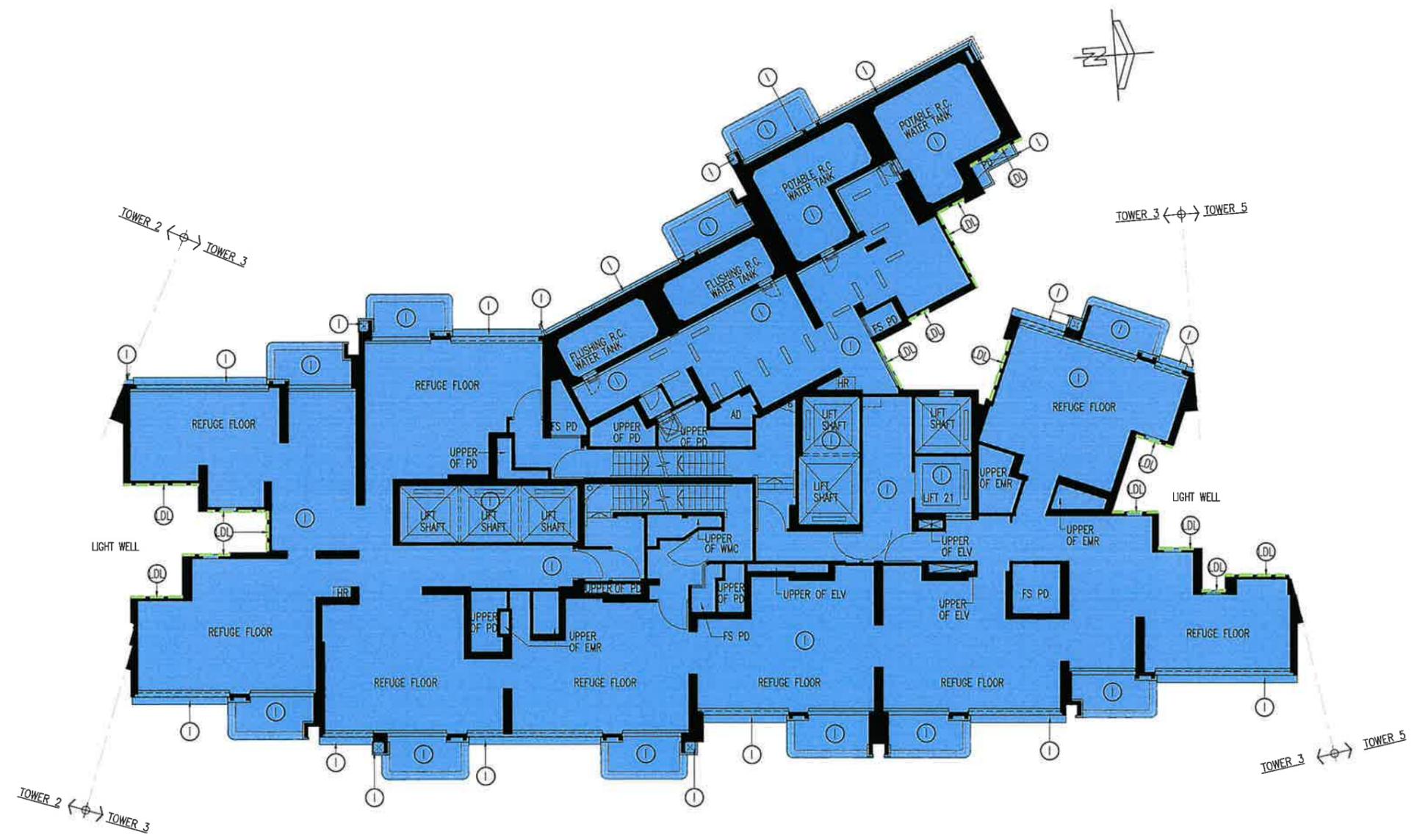
FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T 852-2803 8888 F 852-2313 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-023a	REV. NO. (09)
		TITLE: TOWER 3 (3A & 3B) 55/F TO 71/F FLOOR PLAN	DATE: OCT. 2025	SCALE: 1:200 (A3)	

LEGEND :

① INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS

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

- ABBREVIATIONS :
- RG = TOWN GAS
 - A/C = AIR-CONDITIONER
 - AD = AIR DUCT
 - BAL = BALCONY
 - ED = EXHAUST DUCT
 - EMR = ELECTRIC METER ROOM
 - ELV = ELECTRICAL LOW VOLTAGE ROOM
 - FS = FIRE SERVICES INSTALLATION
 - H/L = HIGH LEVEL
 - HR = HOSE REEL
 - L/L = LOW LEVEL
 - LMR = LIFT MACHINE ROOM
 - PD = PIPE DUCT
 - RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 - TRS = TEMPORARY REFUGE SPACE
 - UP = UTILITY PLATFORM
 - WMC = WATER METER CABINET
 - FLL = FIREMAN'S LIFT LOBBY
 - C.R. = CABLE RISER
 - M&R = MAINTENANCE & REPAIR
 - AF = ARCHITECTURAL FEATURE



TOWER 3 52/F REFUGE FLOOR PLAN

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS  <small>19/F, 14 Tulloo Wan Road, Tulloo Shing, Hong Kong T 852-2803 6880 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-025	REV. NO. (10)
		TITLE: TOWER 3 (3A & 3B) 52/F REFUGE FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

-  INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
-  HATCHED BLACK - PHASE XIII BALCONIES & PHASE XIII UTILITY PLATFORMS
-  HATCHED DASHED BLACK - A/C PLATFORMS
-  INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES

- IS - TOWERS
- ABBREVIATIONS :
- A/C = AIR-CONDITIONER
 - AD = AIR DUCT
 - BAL = BALCONY
 - ED = EXHAUST DUCT
 - EMR = ELECTRIC METER ROOM
 - ELV = ELECTRICAL LOW VOLTAGE ROOM
 - FS = FIRE SERVICES INSTALLATION
 - H/L = HIGH LEVEL
 - HR = HOSE REEL
 - L/L = LOW LEVEL
 - LMR = LIFT MACHINE ROOM
 - PD = PIPE DUCT
 - RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 - TRS = TEMPORARY REFUGE SPACE
 - UP = UTILITY PLATFORM
 - WMC = WATER METER CABINET
 - FLL = FIREMAN'S LIFT LOBBY
 - C.R. = CABLE RISER
 - M&R = MAINTENANCE & REPAIR
 - AF = ARCHITECTURAL FEATURE



TOWER 3 72/F FLOOR PLAN
(1 STOREY)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

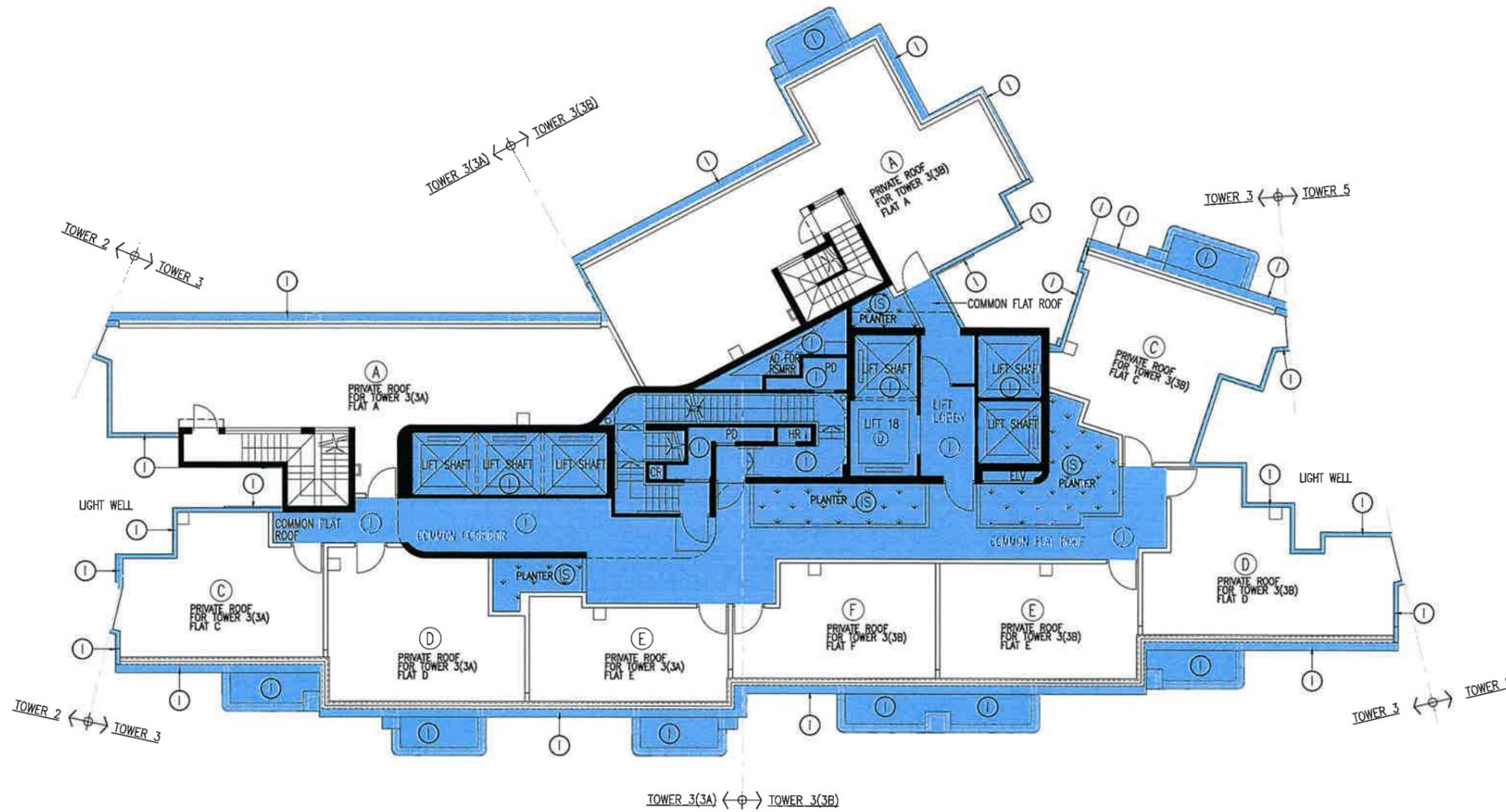
FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>16/F, 14 Taklao Wan Road, Taklao Shing, Hong Kong T 852-2803 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-026	REV. NO. (11)
		TITLE: TOWER 3 (3A & 3B) 72/F FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

 INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS

 INDIGO STIPPLED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS= 27.367 m²

- 16 = LUWINGAS
- ABBREVIATIONS :
- A/C = AIR-CONDITIONER
 - AD = AIR DUCT
 - BAL = BALCONY
 - ED = EXHAUST DUCT
 - EMR = ELECTRIC METER ROOM
 - ELV = ELECTRICAL LOW VOLTAGE ROOM
 - FS = FIRE SERVICES INSTALLATION
 - H/L = HIGH LEVEL
 - HR = HOSE REEL
 - L/L = LOW LEVEL
 - LMR = LIFT MACHINE ROOM
 - PD = PIPE DUCT
 - RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 - TRS = TEMPORARY REFUGE SPACE
 - UP = UTILITY PLATFORM
 - WMC = WATER METER CABINET
 - FLL = FIREMAN'S LIFT LOBBY
 - C.R. = CABLE RISER
 - M&R = MAINTENANCE & REPAIR
 - AF = ARCHITECTURAL FEATURE

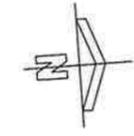
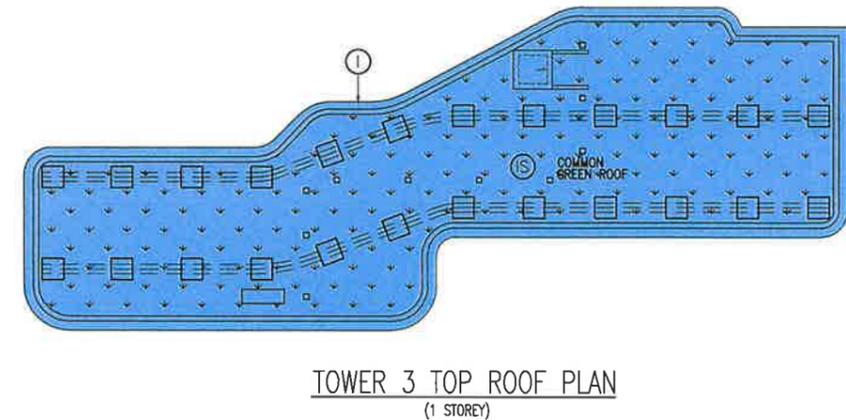
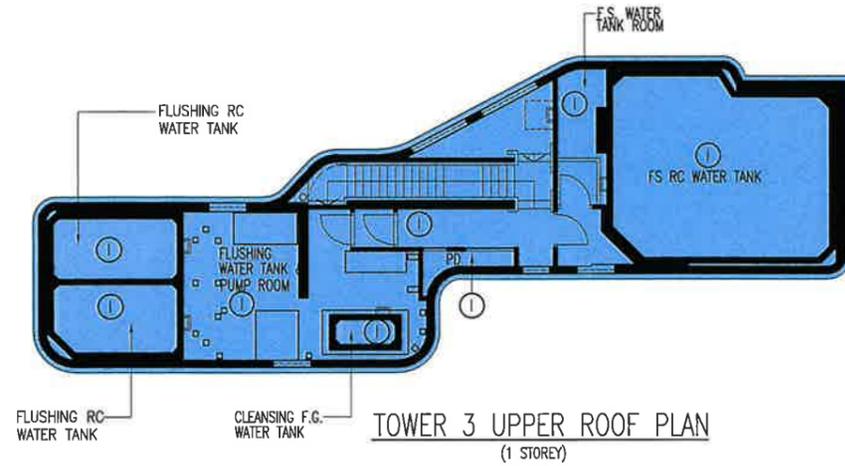


TOWER 3 R/F FLOOR PLAN
(1 STOREY)

I hereby certify the accuracy of this plan.

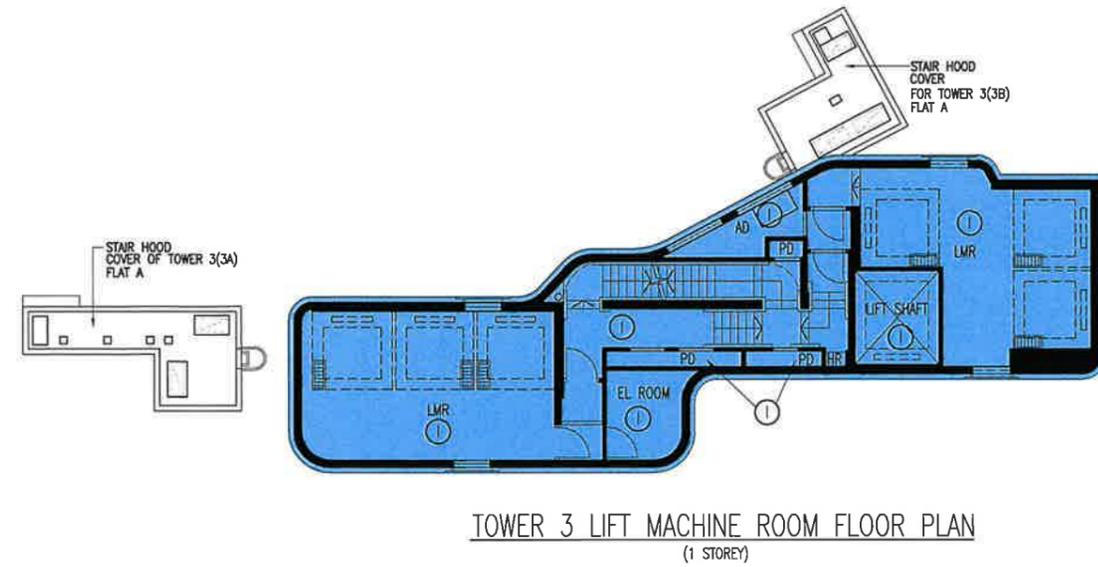
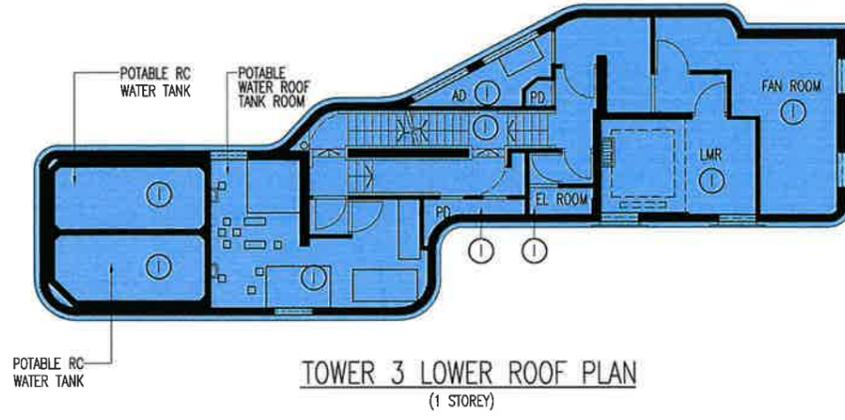
WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Teikoo Wan Road, Tseung Kwan O, New Territories, Hong Kong T 852-2603 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-027	REV. NO. (10)
		TITLE: TOWER 3 (3A & 3B) ROOF FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	



- LEGEND :**
- ① INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS
 - ⑤ INDIGO STIPPLED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS=100.362m²

- ABBREVIATIONS :**
- IG = IOWINGAS
 - A/C = AIR-CONDITIONER
 - AD = AIR DUCT
 - BAL = BALCONY
 - ED = EXHAUST DUCT
 - EMR = ELECTRIC METER ROOM
 - ELV = ELECTRICAL LOW VOLTAGE ROOM
 - FS = FIRE SERVICES INSTALLATION
 - H/L = HIGH LEVEL
 - HR = HOSE REEL
 - L/L = LOW LEVEL
 - LMR = LIFT MACHINE ROOM
 - PD = PIPE DUCT
 - RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 - TRS = TEMPORARY REFUGE SPACE
 - UP = UTILITY PLATFORM
 - WMC = WATER METER CABINET
 - FL = FIREMAN'S LIFT LOBBY
 - C.R. = CABLE RISER
 - M&R = MAINTENANCE & REPAIR
 - AF = ARCHITECTURAL FEATURE



I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 <small>18/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T 852-2603 8988 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-028	REV. NO. (12)
		TITLE: TOWER 3 (3A & 3B) LOWER/UPPER/TOP ROOF PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

-  INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  INDIGO STIPPLED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS=36.765 m²
-  INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
-  YELLOW DASHED LINE - COVERED AREAS UNDERNEATH LOWEST BALCONIES & UTILITY PLATFORMS

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 5(5A) ← → TOWER 5(5B)
 TOWER 5 6/F FLOOR PLAN
 (1 STOREY)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Tolkoo Wan Road, Tolkoo Shing, Hong Kong T 852-2903 9588 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-029	REV. NO. (11)
		TITLE: TOWER 5 (5A & 5B) 6/F FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

-  INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
-  HATCHED BLACK - PHASE XIII BALCONIES & PHASE XIII UTILITY PLATFORMS
-  HATCHED DASHED BLACK - A/C PLATFORMS
-  INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 5(5A) ← → TOWER 5(5B)

TOWER 5 7/F TO 51/F FLOOR PLAN

(39 STOREYS)
 (FLOOR No. 13,14,24,34 & 44 NOT USED.)
 (FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14, Tolkoo Wan Road, Tolkoo Shing, Hong Kong T: 852-2803 9588 F: 852-2313 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-030	REV. NO. (09)
		TITLE: TOWER 5 (5A & 5B) 7/F TO 51/F FLOOR PLAN	DATE: OCT. 2025	SCALE: 1:200 (A3)	

LEGEND :

① INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS

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

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 5 23/F REFUGE FLOOR PLAN

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	<p>WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS</p> <p>18/F, 14 Telkoo Wan Road, Telkoo Shing, Hong Kong T 852-2503 8888 F 852-2513 1728 www.wongtung.com</p>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-031	REV. NO. (09)
		TITLE: TOWER 5 (5A & 5B) 23/F REFUGE FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

① INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS

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

- ABBREVIATIONS :**
- IG = IOWINGAS
 - A/C = AIR-CONDITIONER
 - AD = AIR DUCT
 - BAL = BALCONY
 - ED = EXHAUST DUCT
 - EMR = ELECTRIC METER ROOM
 - ELV = ELECTRICAL LOW VOLTAGE ROOM
 - FS = FIRE SERVICES INSTALLATION
 - H/L = HIGH LEVEL
 - HR = HOSE REEL
 - L/L = LOW LEVEL
 - LMR = LIFT MACHINE ROOM
 - PD = PIPE DUCT
 - RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 - TRS = TEMPORARY REFUGE SPACE
 - UP = UTILITY PLATFORM
 - WMC = WATER METER CABINET
 - FLL = FIREMAN'S LIFT LOBBY
 - C.R. = CABLE RISER
 - M&R = MAINTENANCE & REPAIR
 - AF = ARCHITECTURAL FEATURE



TOWER 5 52/F REFUGE FLOOR PLAN

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

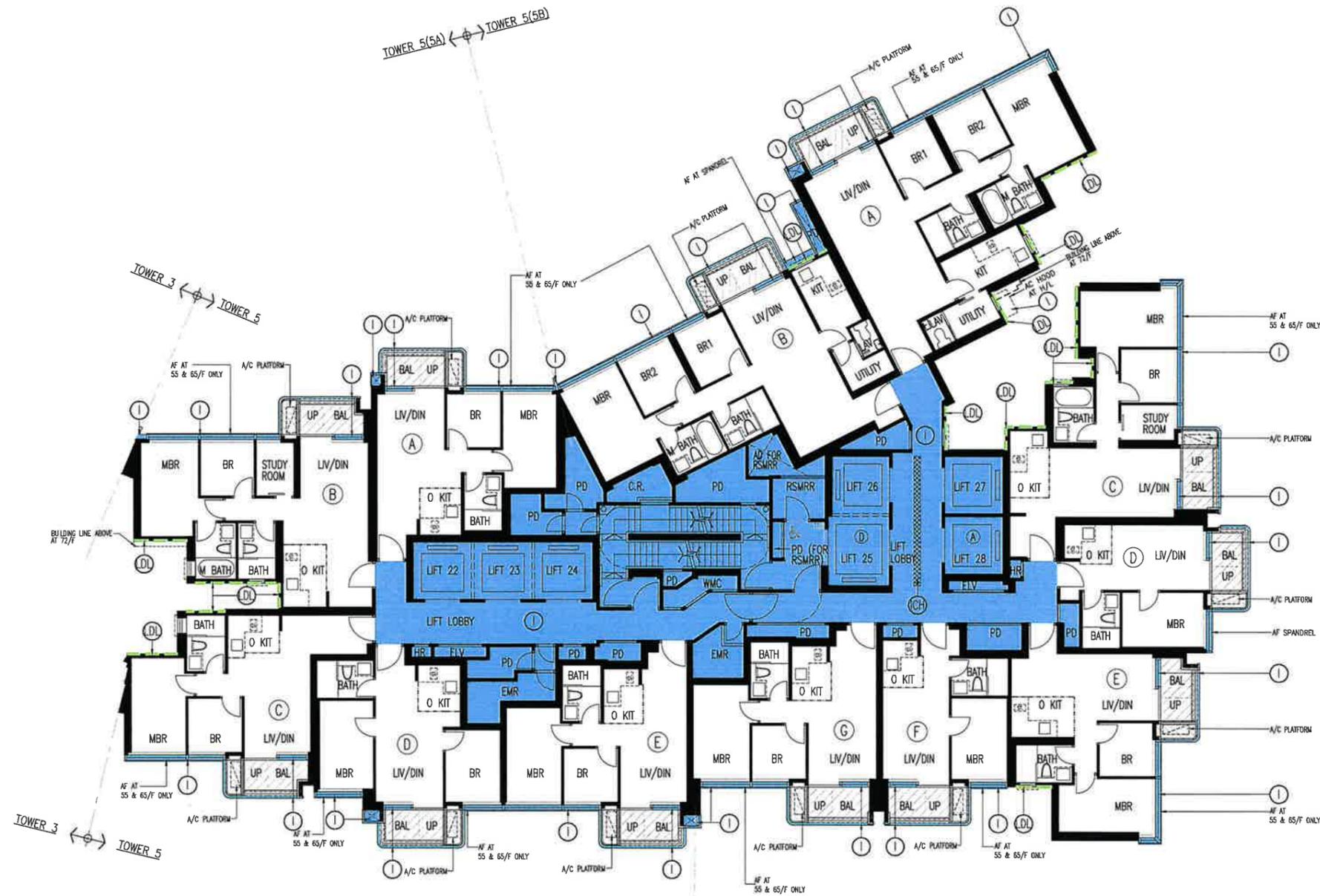
FOR IDENTIFICATION PURPOSE ONLY	<p>WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS</p> <p>18/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T 852-2803 9888 F 852-2513 1728 www.wongtung.com</p>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-032	REV. NO. (10)
		TITLE: TOWER 5 (5A & 5B) 52/F REFUGE FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

-  INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
-  HATCHED BLACK - PHASE XIII BALCONIES & PHASE XIII UTILITY PLATFORMS
-  HATCHED DASHED BLACK - A/C PLATFORMS
-  INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE



TOWER 5(5A) ← → TOWER 5(5B)

TOWER 5 55/F TO 71/F FLOOR PLAN
 (15 STOREYS)
 (FLOOR No. 53, 54, 58 & 64 NOT USED.)
 (FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Teluk Wan Road, Teluk Shing, Hong Kong T 852-2903 0588 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSELUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-033	REV. NO. (10)
		TITLE: TOWER 5 (5A & 5B) 55/F TO 71/F FLOOR PLAN	DATE: OCT. 2025	SCALE: 1:200 (A3)	



- LEGEND :**
- I INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
 - DL LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
 - HATCHED BLACK - PHASE XIII BALCONIES & PHASE XIII UTILITY PLATFORMS
 - HATCHED DASHED BLACK - A/C PLATFORMS
 - INDIGO CROSS-HATCHED BLACK - WIDER LIFT LOBBIES

- ABBREVIATIONS :**
- A/C = AIR-CONDITIONER
 - AD = AIR DUCT
 - BAL = BALCONY
 - ED = EXHAUST DUCT
 - EMR = ELECTRIC METER ROOM
 - ELV = ELECTRICAL LOW VOLTAGE ROOM
 - FS = FIRE SERVICES INSTALLATION
 - H/L = HIGH LEVEL
 - HR = HOSE REEL
 - L/L = LOW LEVEL
 - LMR = LIFT MACHINE ROOM
 - PD = PIPE DUCT
 - RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 - TRS = TEMPORARY REFUGE SPACE
 - UP = UTILITY PLATFORM
 - WMC = WATER METER CABINET
 - FLL = FIREMAN'S LIFT LOBBY
 - C.R. = CABLE RISER
 - M&R = MAINTENANCE & REPAIR
 - AF = ARCHITECTURAL FEATURE

TOWER 5 72/F FLOOR PLAN
(1 STOREY)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

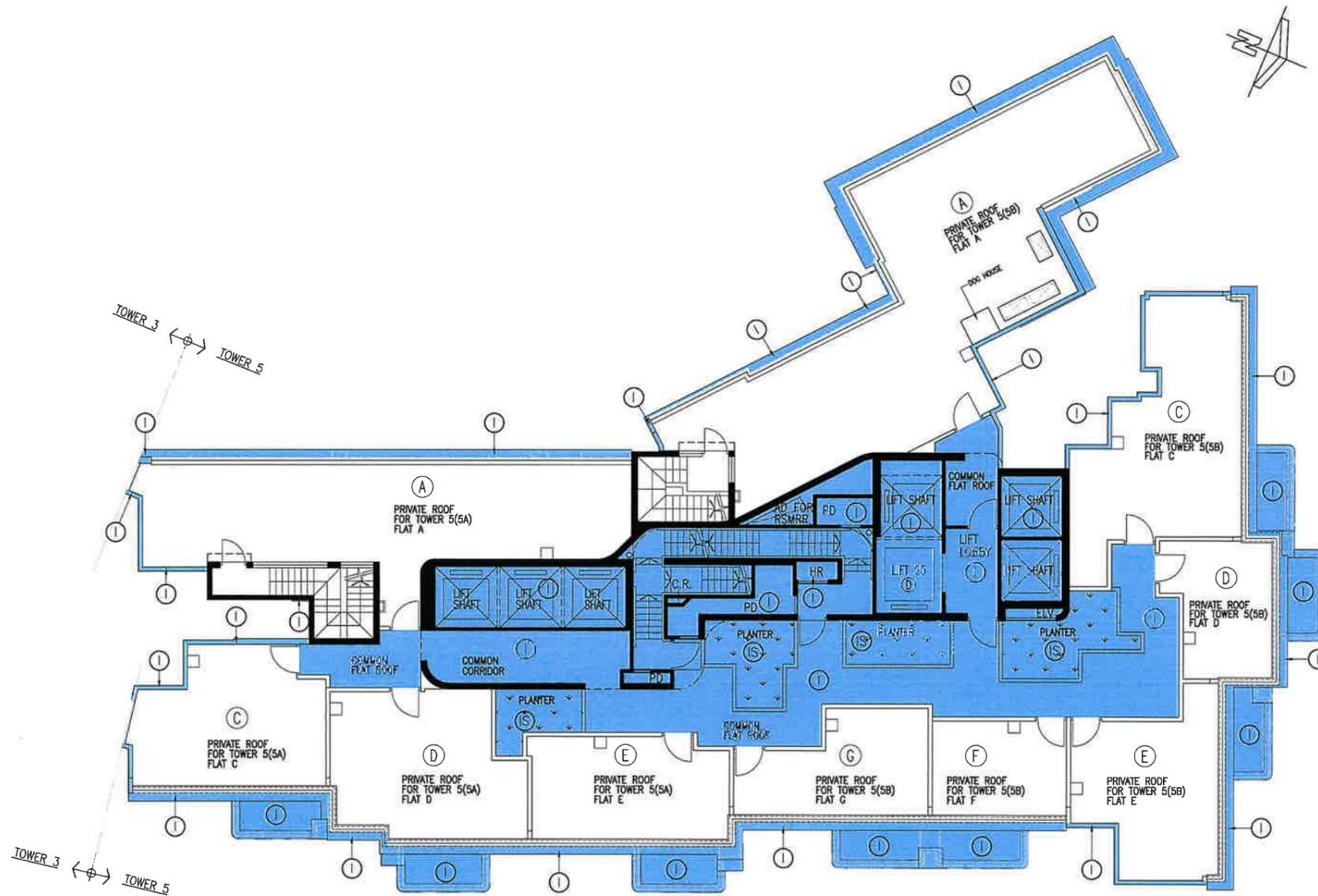
FOR IDENTIFICATION PURPOSE ONLY	<p>WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS</p> <p><small>18/F., 14 Takoo Wan Road, Takoo Shing, Hong Kong T 852-2503 9888 F 852-2513 1728 www.wongtung.com</small></p>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-034	REV. NO. (10)
		TITLE: TOWER 5 (5A & 5B) 72/F FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

- I INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS
- S INDIGO STIPPLED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS= 25.796m²

ABBREVIATIONS :

- A/C = AIR-CONDITIONER
- AD = AIR DUCT
- BAL = BALCONY
- ED = EXHAUST DUCT
- EMR = ELECTRIC METER ROOM
- ELV = ELECTRICAL LOW VOLTAGE ROOM
- FS = FIRE SERVICES INSTALLATION
- H/L = HIGH LEVEL
- HR = HOSE REEL
- L/L = LOW LEVEL
- LMR = LIFT MACHINE ROOM
- PD = PIPE DUCT
- RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- TRS = TEMPORARY REFUGE SPACE
- UP = UTILITY PLATFORM
- WMC = WATER METER CABINET
- FLL = FIREMAN'S LIFT LOBBY
- C.R. = CABLE RISER
- M&R = MAINTENANCE & REPAIR
- AF = ARCHITECTURAL FEATURE

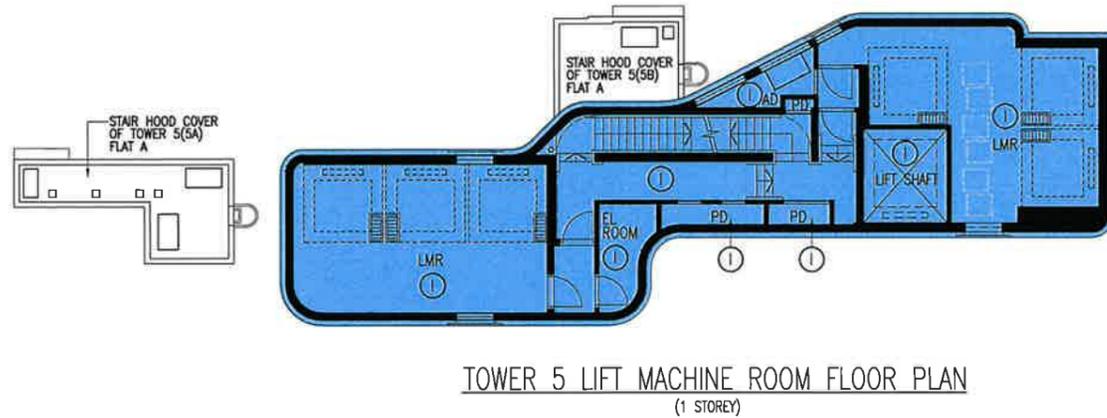
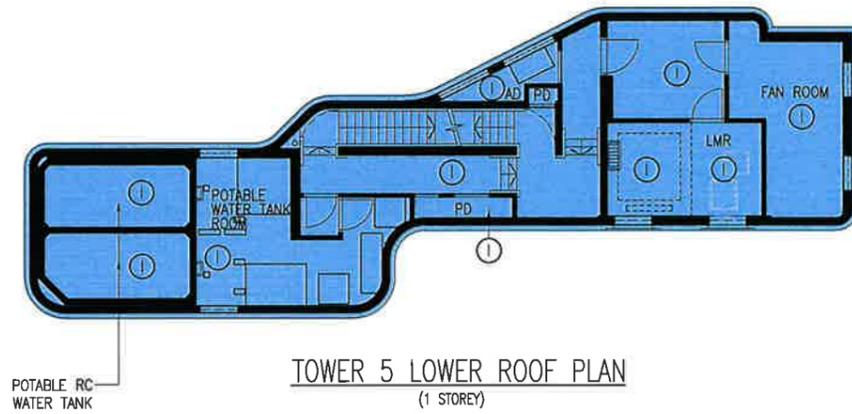
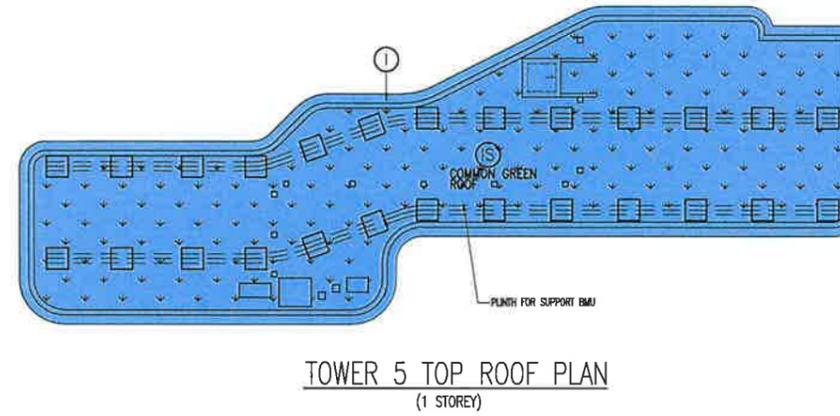
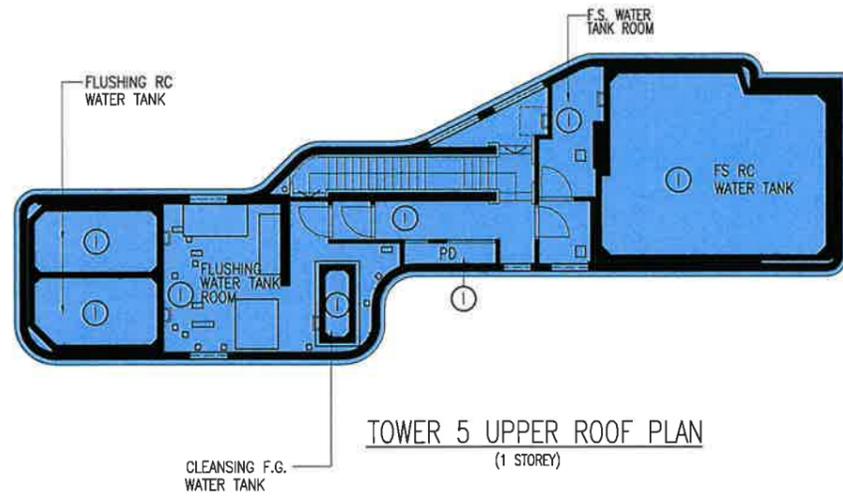


TOWER 5 R/F FLOOR PLAN
(1 STOREY)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>10/F., 14 Telford Wan Road, Telford Shing, Hong Kong T 852-2803 9809 F 852-2013 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-035	REV. NO. (10)
		TITLE: TOWER 5 (5A & 5B) ROOF FLOOR PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	



LEGEND :

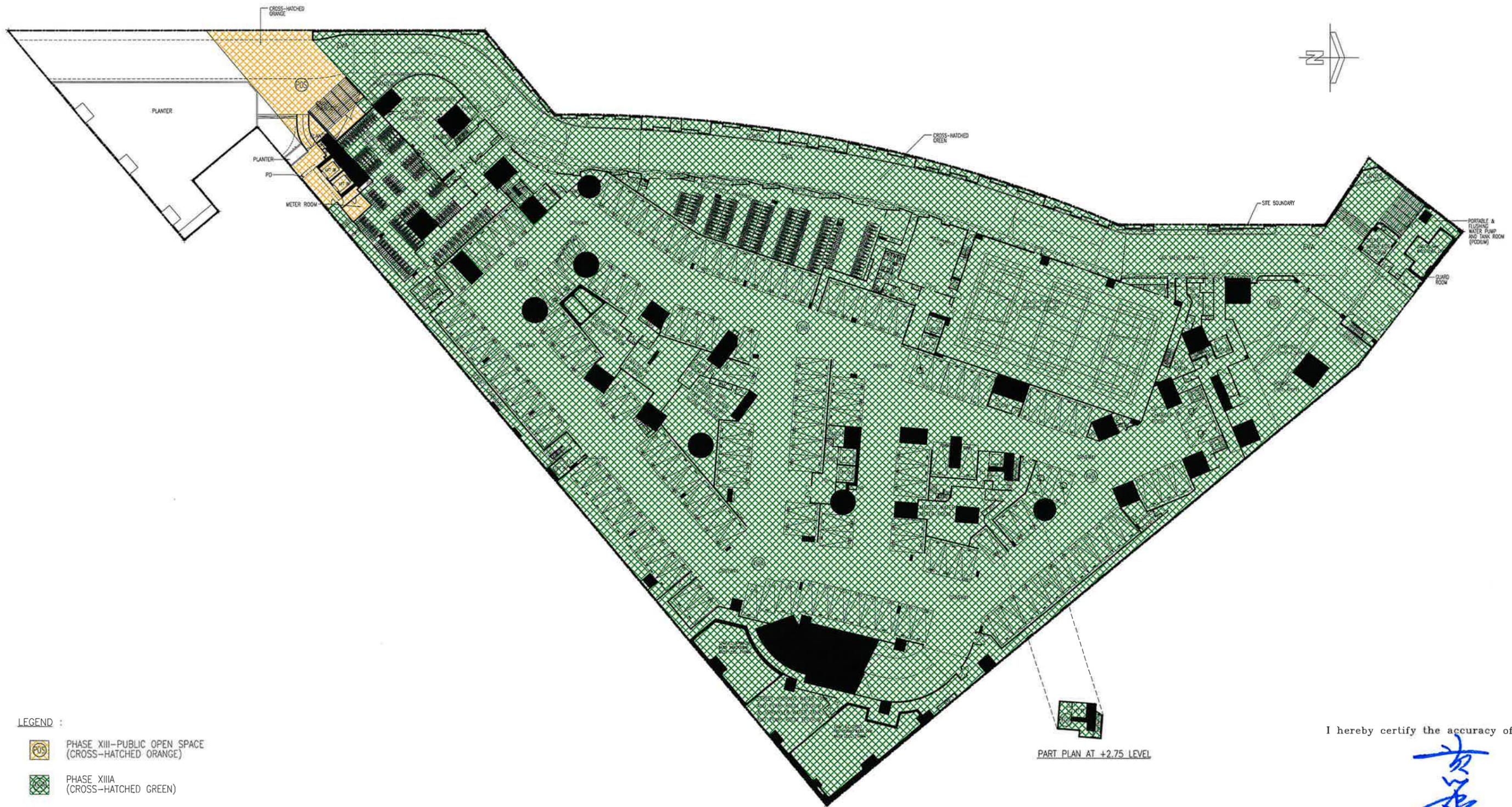
- I INDIGO - PHASE XIII RESIDENTIAL COMMON AREAS
- S INDIGO STIPPLED BLACK - PHASE XIII RESIDENTIAL COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS=97.423 m²

- ABBREVIATIONS :**
- A/C = AIR-CONDITIONER
 - AD = AIR DUCT
 - BAL = BALCONY
 - ED = EXHAUST DUCT
 - EMR = ELECTRIC METER ROOM
 - ELV = ELECTRICAL LOW VOLTAGE ROOM
 - FS = FIRE SERVICES INSTALLATION
 - H/L = HIGH LEVEL
 - HR = HOSE REEL
 - L/L = LOW LEVEL
 - LMR = LIFT MACHINE ROOM
 - PD = PIPE DUCT
 - RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM
 - TRS = TEMPORARY REFUGE SPACE
 - UP = UTILITY PLATFORM
 - WMC = WATER METER CABINET
 - FLL = FIREMAN'S LIFT LOBBY
 - C.R. = CABLE RISER
 - M&R = MAINTENANCE & REPAIR
 - AF = ARCHITECTURAL FEATURE

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-036	REV. NO. (11)
	18/F, 14 Taikee Win Road, Taikee Shing, Hong Kong T 852-2803 8888 F 852-2513 1728 www.wongtung.com	TITLE: TOWER 5 (5A & 5B) LOWER/UPPER/TOP ROOF PLAN	DATE: Dec. 2025	SCALE: 1:200 (A3)	



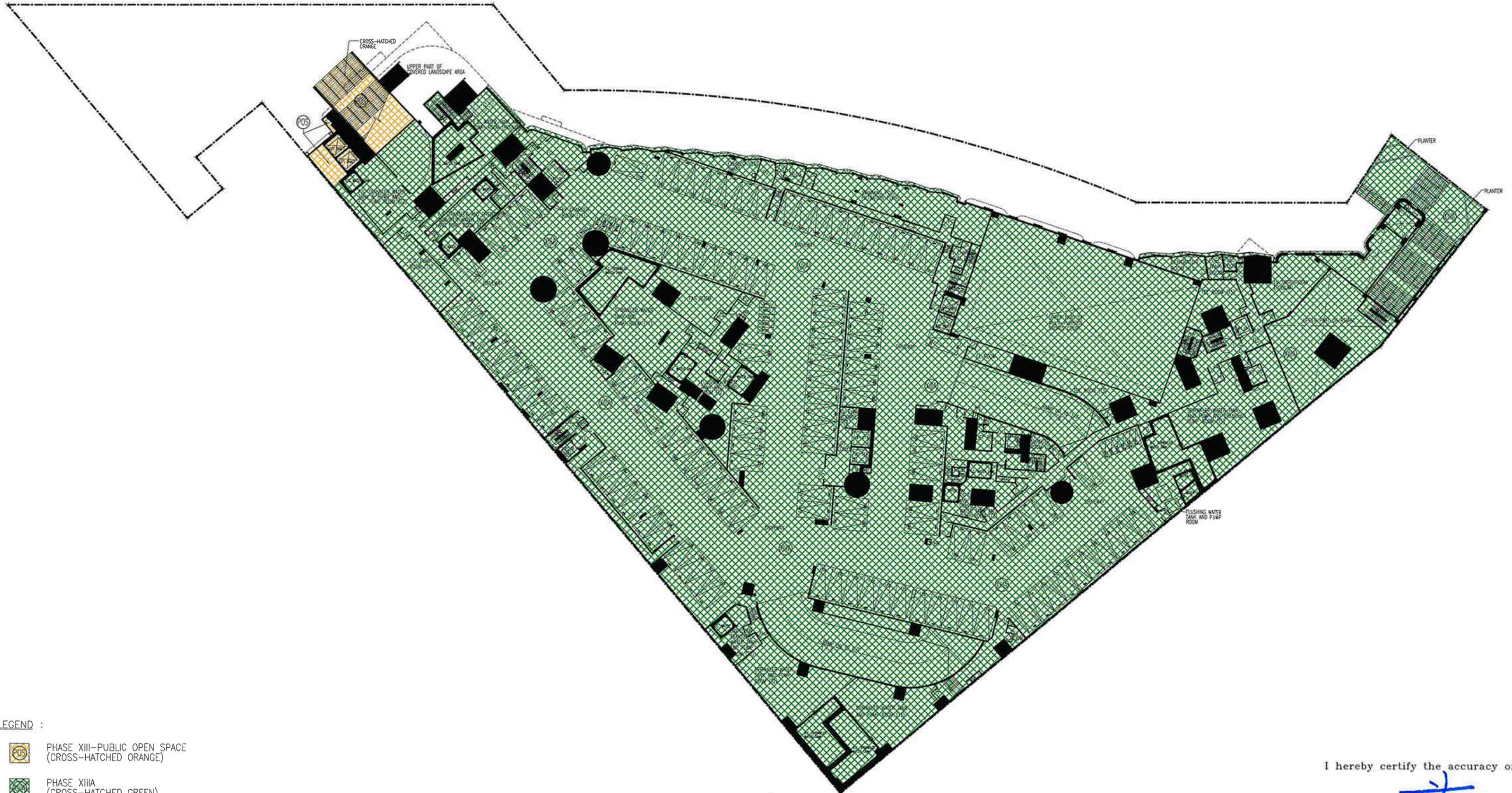
- LEGEND :
-  PHASE XIII—PUBLIC OPEN SPACE (CROSS-HATCHED ORANGE)
 -  PHASE XIII A (CROSS-HATCHED GREEN)

G/F PLAN

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Tak Kee Wan Road, Tak Kee Shing, Hong Kong T 852-2803 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-001P	REV. NO. (11)
		TITLE: GROUND FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:600 (A3)	



LEGEND :

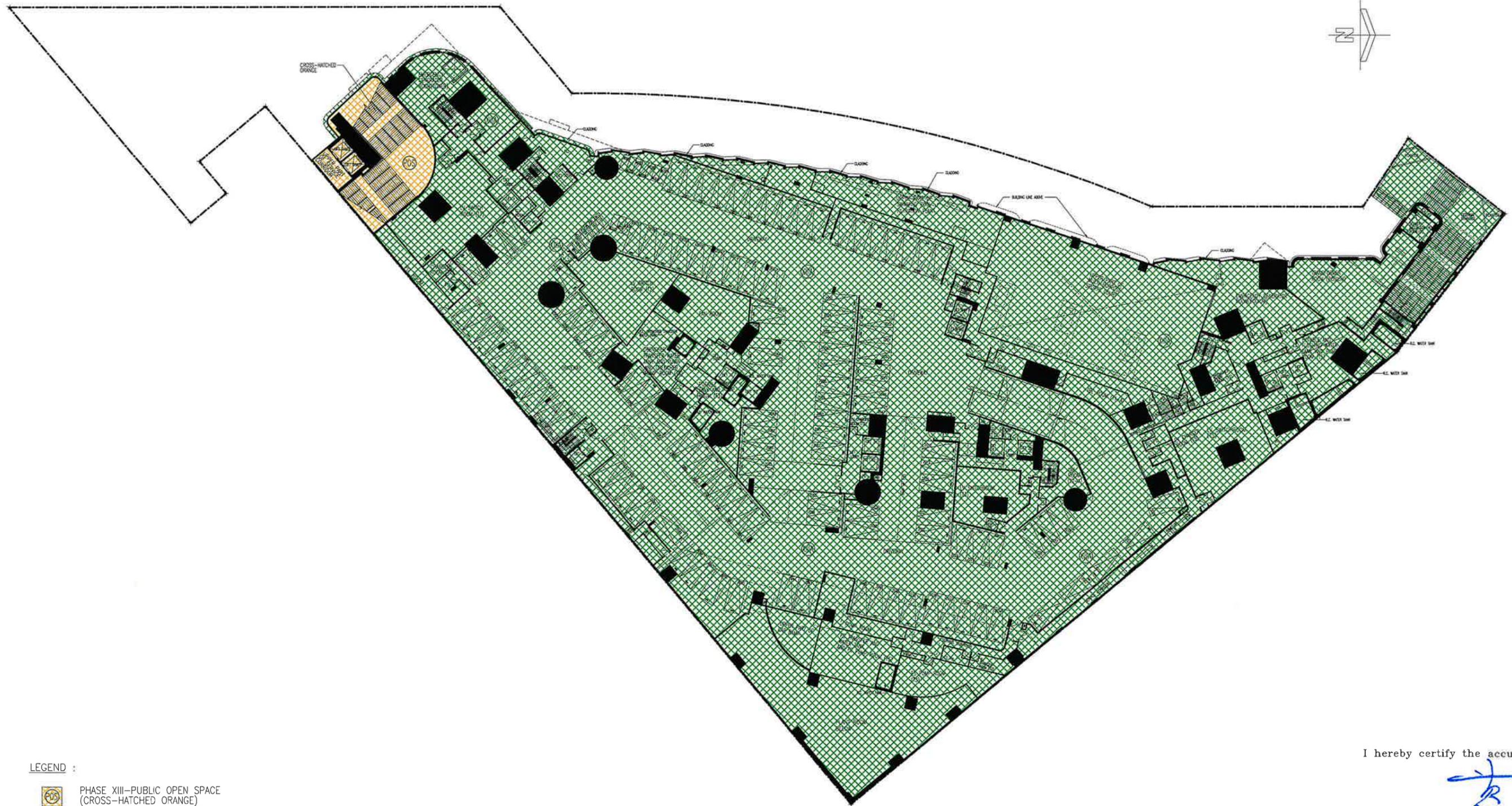
-  PHASE XIII—PUBLIC OPEN SPACE (CROSS-HATCHED ORANGE)
-  PHASE XIIIa (CROSS-HATCHED GREEN)

1/F PLAN

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14, Telok Wai Road, Telok Shing, Hong Kong T 852-2803 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL		JOB NO: 32620	DRAWING NO. DMC-002P	REV. NO. (11)
		TITLE: 1/F FLOOR PLAN (PHASING PLAN)		DATE: Dec. 2025	SCALE: 1:600 (A3)	



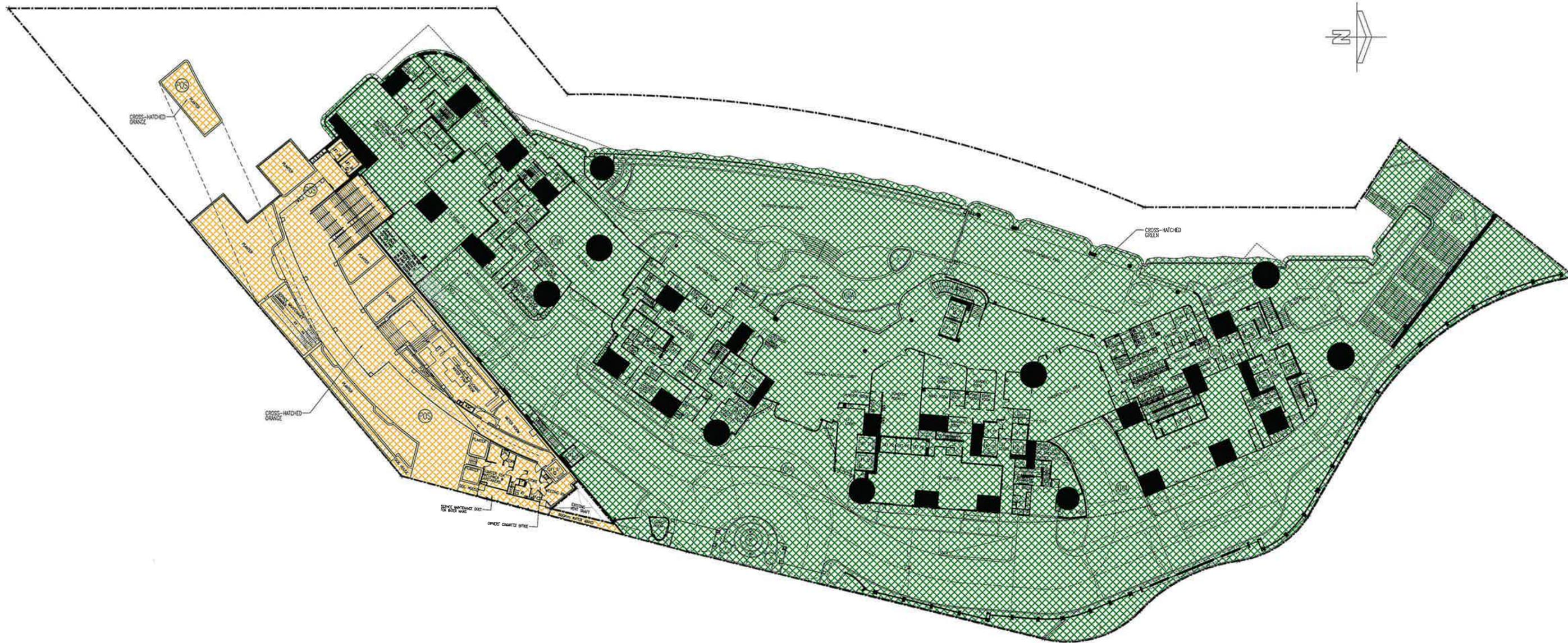
- LEGEND :
-  PHASE XIII—PUBLIC OPEN SPACE (CROSS-HATCHED ORANGE)
 -  PHASE XIIIa (CROSS-HATCHED GREEN)

2/F PLAN

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>19/F., 14 Takoo Wan Road, Takoo Shing, Hong Kong T 852-2803 6888 F 852-2613 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-003P	REV. NO. (11)
		TITLE: 2/F FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:600 (A3)	



3/F PLAN

LEGEND :

-  PHASE XIII—PUBLIC OPEN SPACE (CROSS-HATCHED ORANGE)
-  PHASE XIII A (CROSS-HATCHED GREEN)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 <small>18/F, 14, Takoo Wan Road, Takoo Shing, Hong Kong T 852-2853 8888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-004P	REV. NO. (12)
		TITLE: 3/F FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:600 (A3)	



I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

LEGEND :

-  PHASE XIII—PUBLIC OPEN SPACE (CROSS-HATCHED ORANGE)
-  PHASE XIIIa (CROSS-HATCHED GREEN)

<p>FOR IDENTIFICATION PURPOSE ONLY</p>	<p>WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS</p>  <p><small>18/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T 852-2803 9888 F 852-2513 1728 www.wongtung.com</small></p>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-005P	REV. NO. (11)
		TITLE: 5/F FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:600 (A3)	

LEGEND :

 PHASE XIII B
(CROSS-HATCHED BLUE)



TOWER 1 6/F FLOOR PLAN
(1 STOREY)

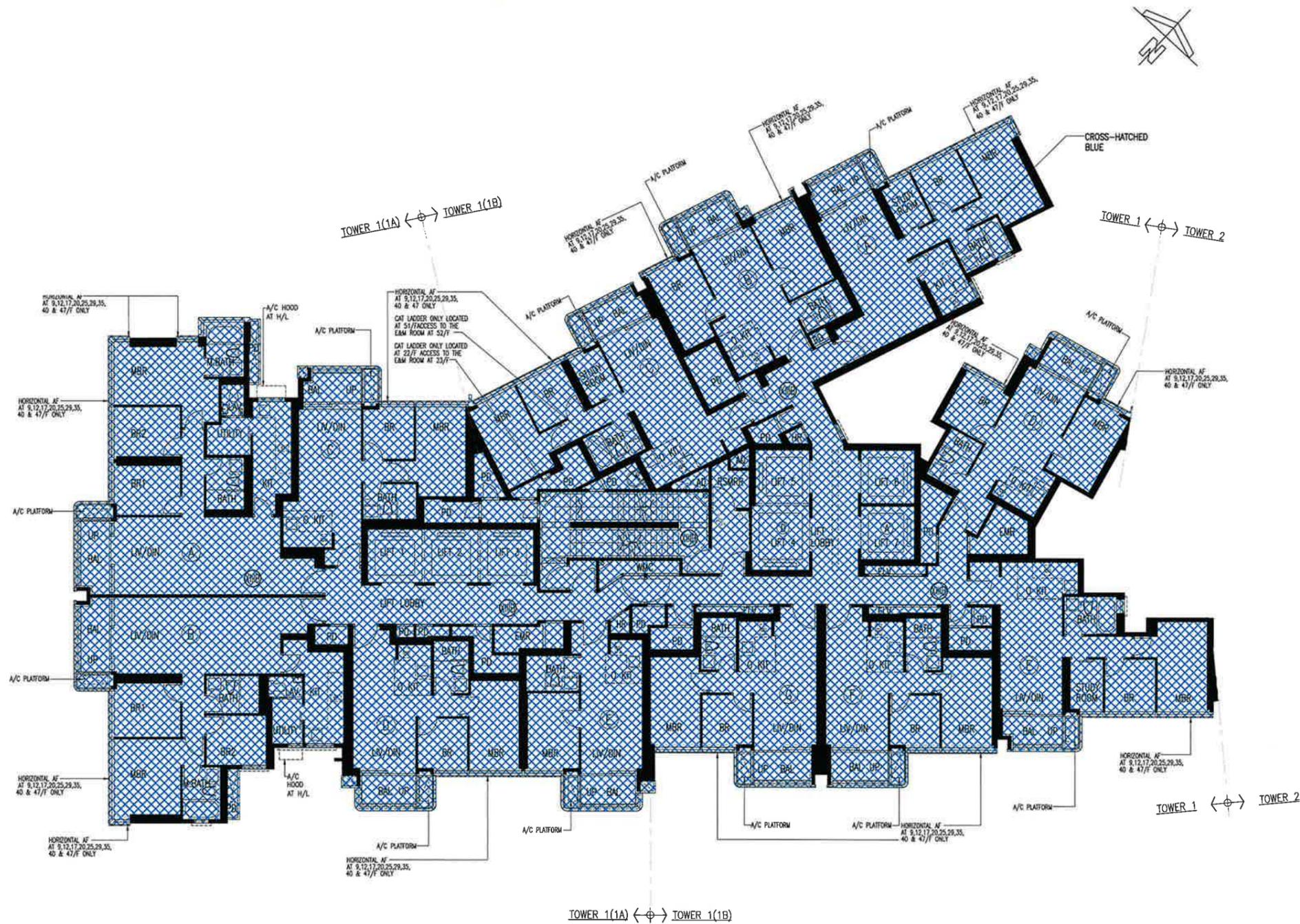
I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T: 852-2503 9888 F: 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-006P	REV. NO. (09)
		TITLE: T1 6/F FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

 PHASE XIII B
(CROSS-HATCHED BLUE)



TOWER 1 7/F TO 51/F FLOOR PLAN
(39 STOREYS)
(FLOOR No. 13,14,24,34 & 44 NOT USED.)
(FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

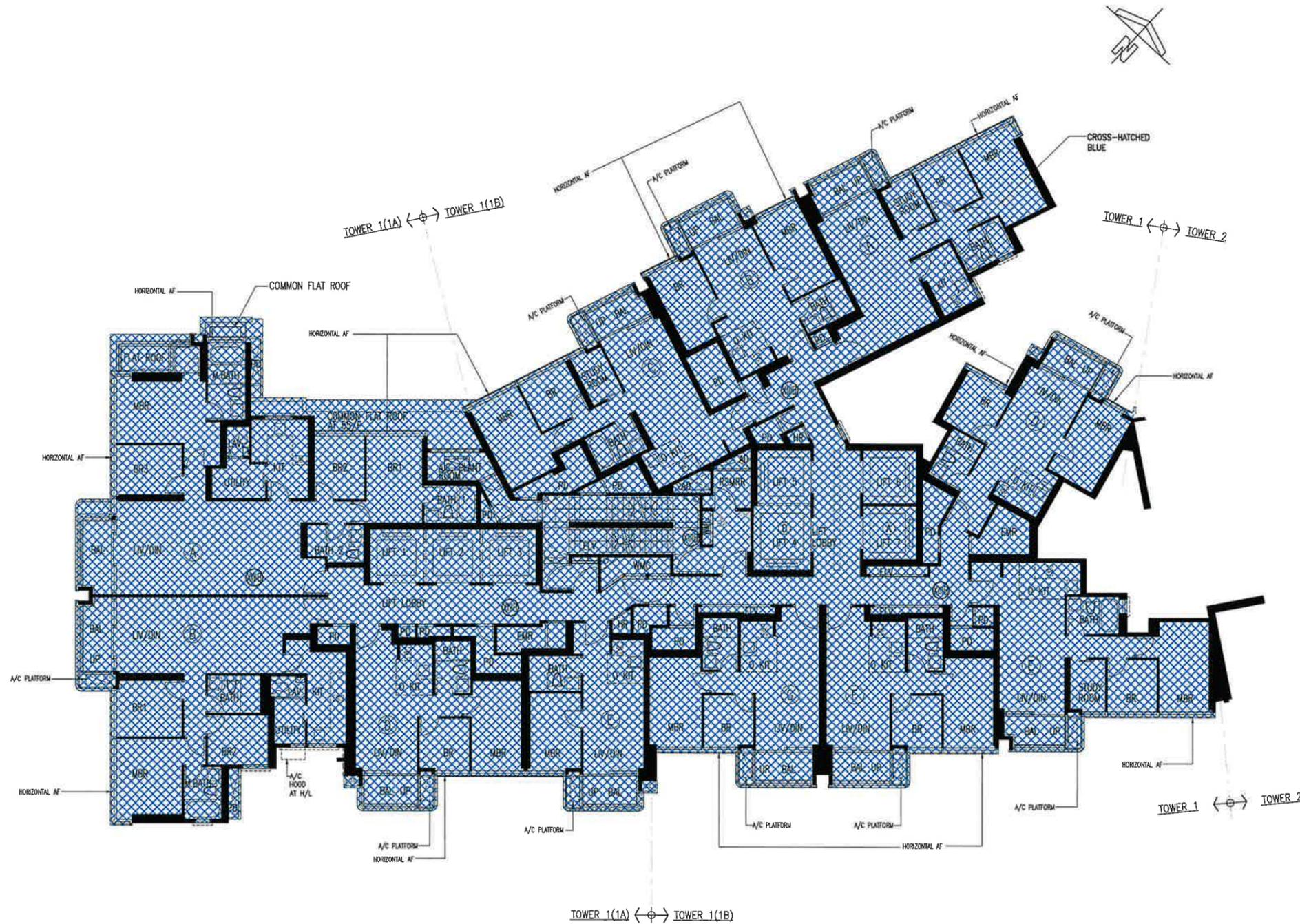
I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T: 852-2603 8888 F: 852-2613 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-007P	REV. NO. (09)
		TITLE: T1 7/F TO 51/F FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

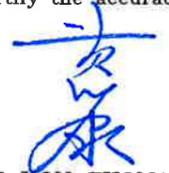
LEGEND :

 PHASE XIII B
(CROSS-HATCHED BLUE)



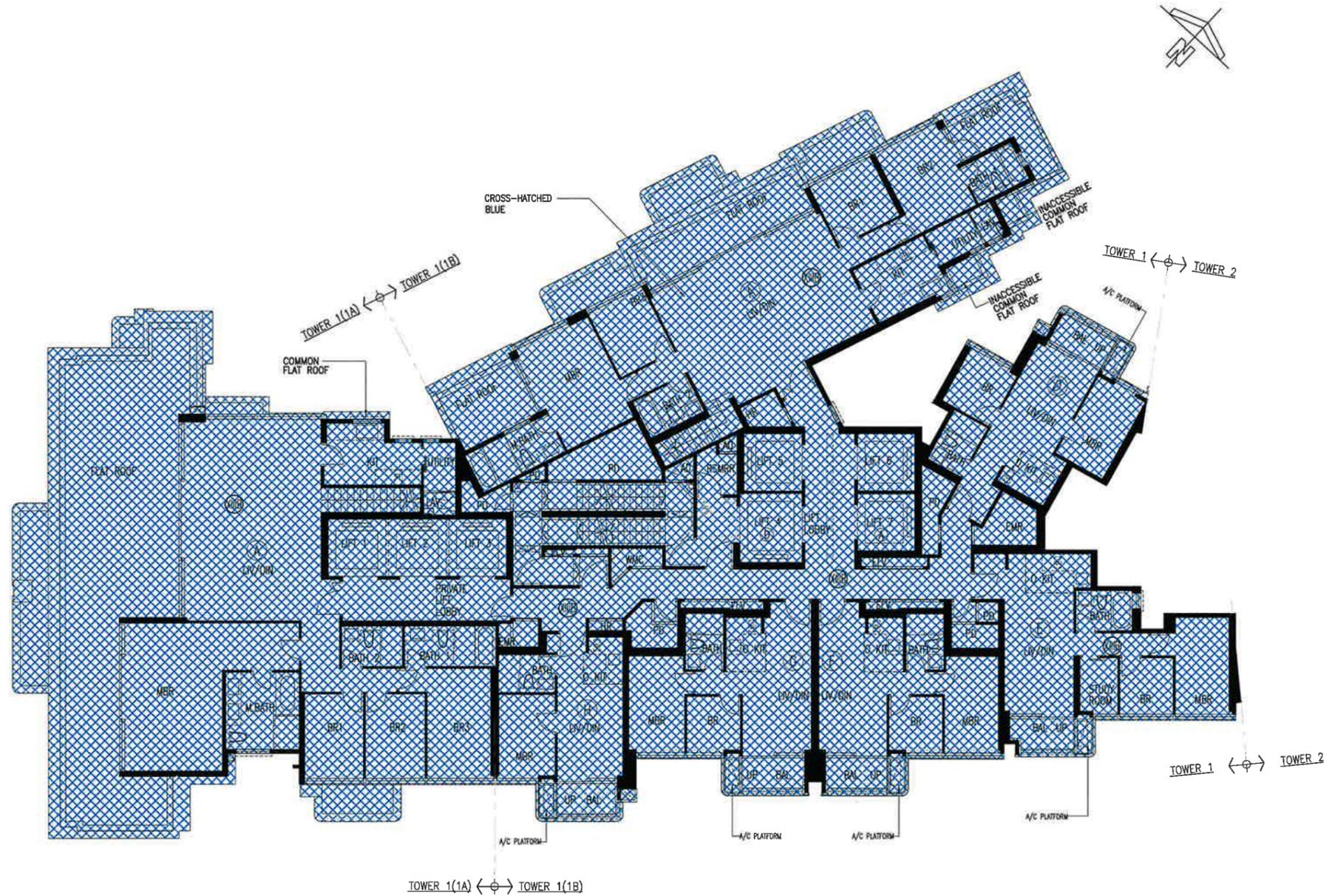
TOWER 1 55/F FLOOR PLAN
(1 STOREY)
(FLOOR No. 53 & 54 NOT USED.)
(FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

I hereby certify the accuracy of this plan.



WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F., 14 Takao Wan Road, Takao Shing, Hong Kong T 852-2803 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-010P	REV. NO. (10)
		TITLE: T1 55/F FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	



LEGEND :
 PHASE XIII B
 (CROSS-HATCHED BLUE)

TOWER 1 72/F FLOOR PLAN
 (1 STOREY)

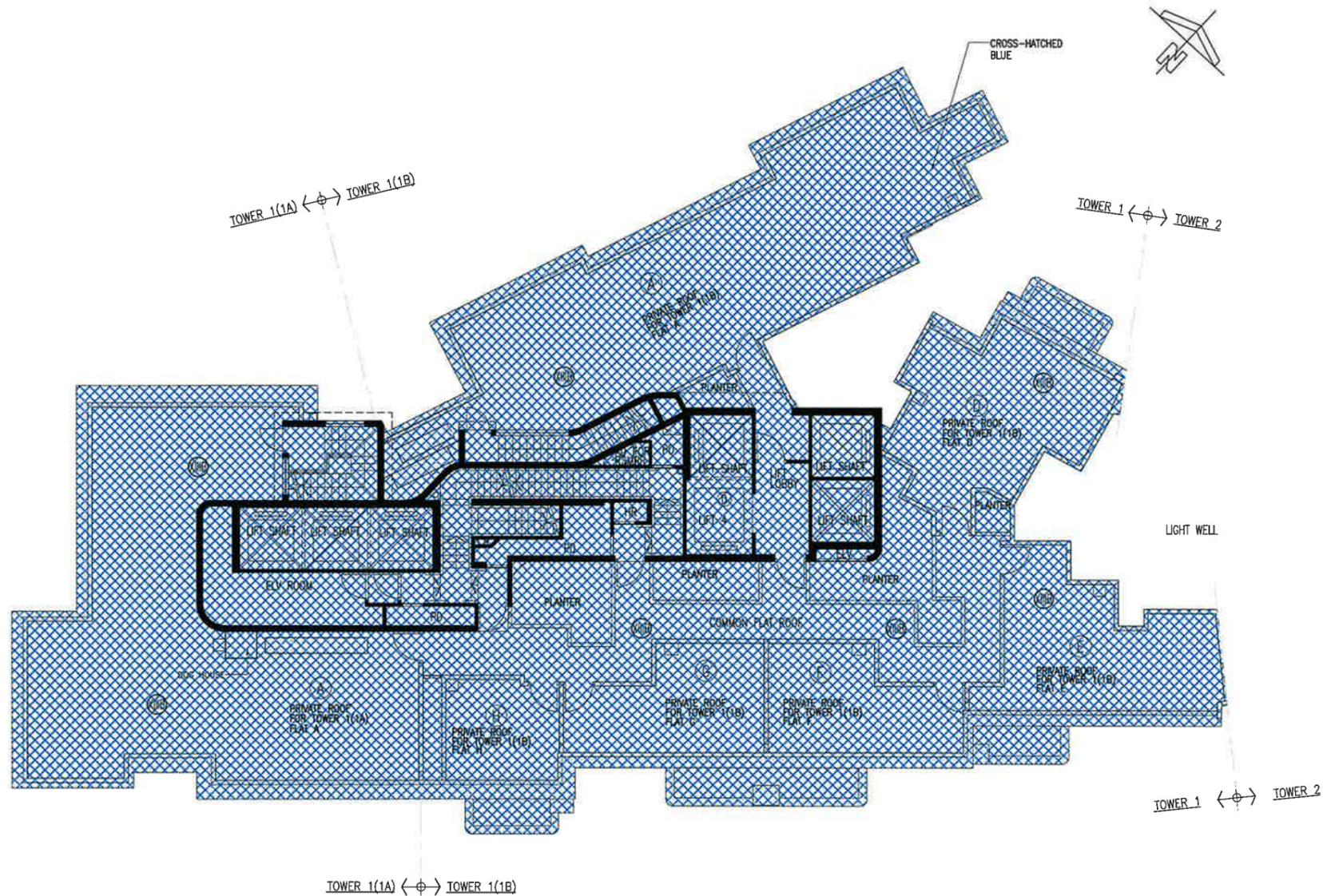
I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14, Takoo Wan Road, Takoo Shing, Hong Kong T 852-2803 8888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-012P	REV. NO. (10)
		TITLE: T1 72/F FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

 PHASE XIII B
(CROSS-HATCHED BLUE)

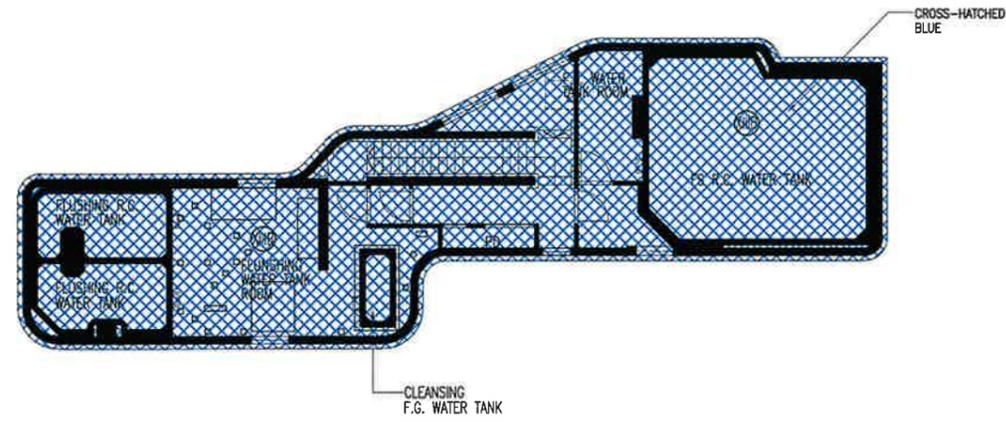
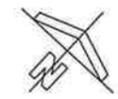


TOWER 1 R/F FLOOR PLAN
(1 STOREY)

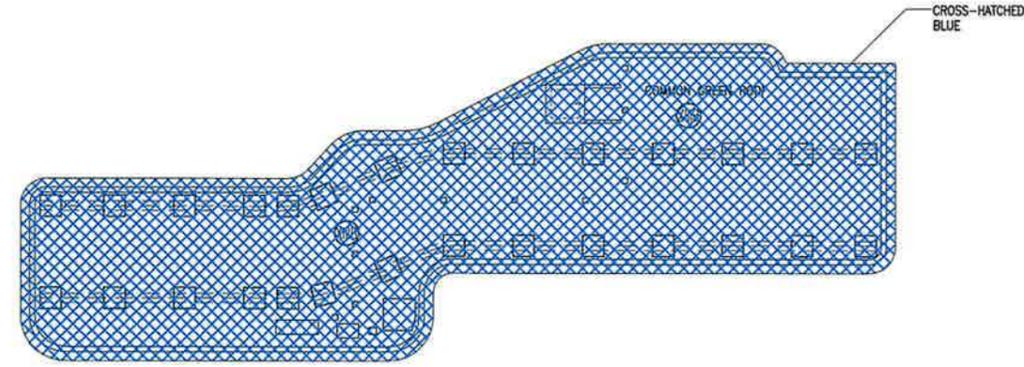
I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Takoo Wan Road, Tseung Kwan O, Hong Kong T 852-2603 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-013P	REV. NO. (10)
		TITLE: T1 ROOF FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

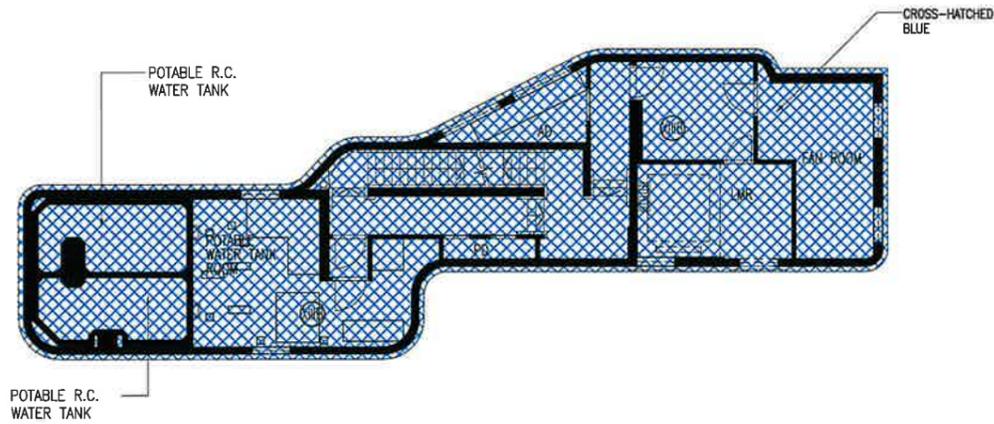


TOWER 1 UPPER ROOF PLAN
(1 STOREY)

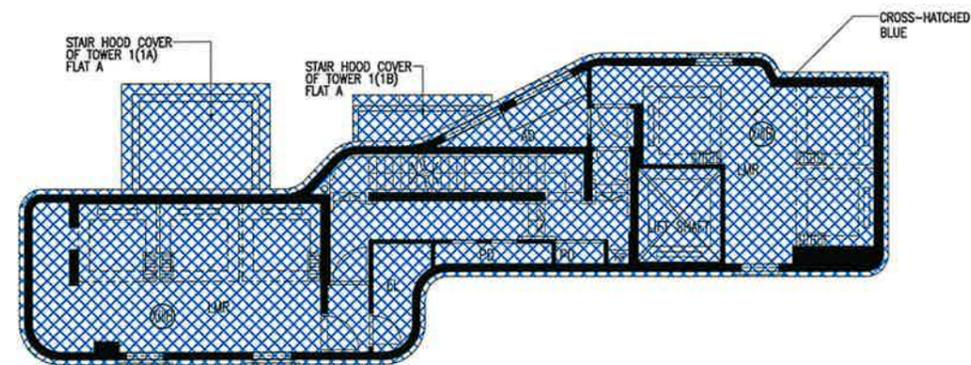


TOWER 1 TOP ROOF PLAN
(1 STOREY)

LEGEND :
 PHASE XIIIIB
(CROSS-HATCHED BLUE)



TOWER 1 LOWER ROOF PLAN
(1 STOREY)



TOWER 1 LIFT MACHINE ROOM FLOOR PLAN
(1 STOREY)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F., 14 Taksho Wan Road, Taksho Shing, Hong Kong T 852-2603 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-014P	REV. NO. (11)
		TITLE: T1 LOWER/UPPER/TOP ROOF PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

- LEGEND :
-  PHASE XIII A
(CROSS-HATCHED GREEN)
 -  PHASE XIII B
(CROSS-HATCHED BLUE)



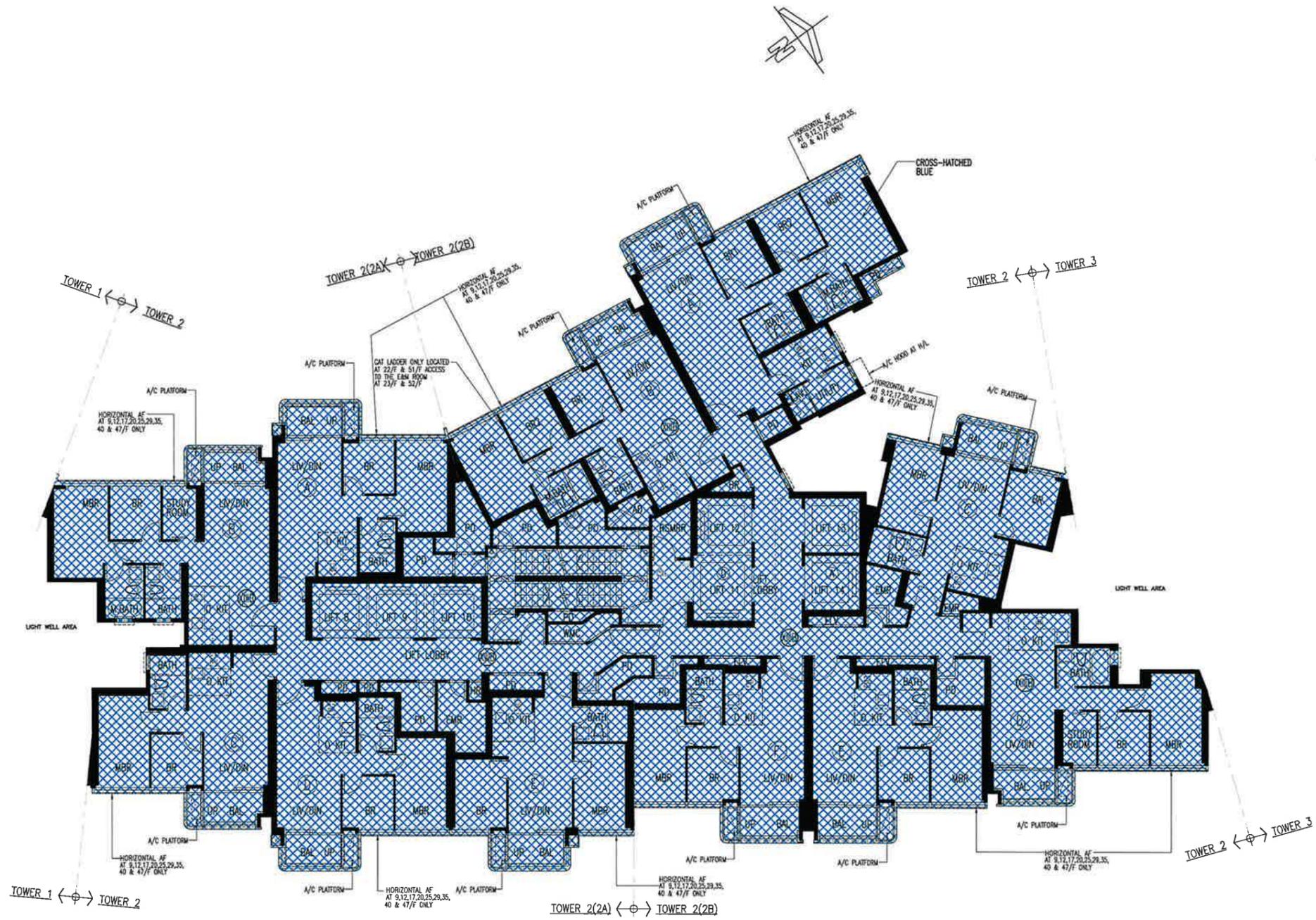
TOWER 2 6/F FLOOR PLAN
(1 STOREY)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T 852-2803 9888 F 852-2513 1726 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-015P	REV. NO. (10)
		TITLE: T2 6/F FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :
 PHASE XIIIIB
 (CROSS-HATCHED BLUE)



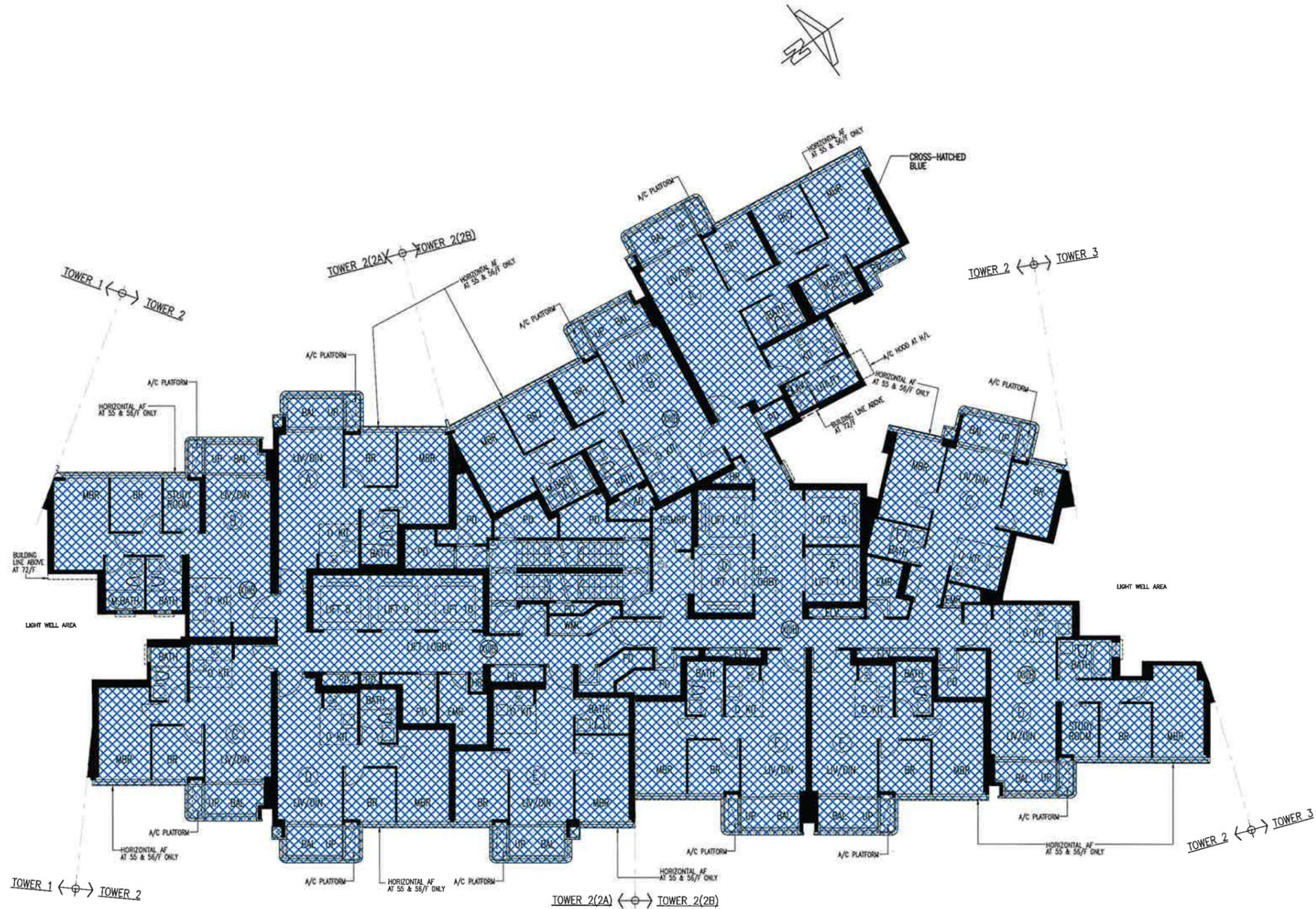
TOWER 2 7/F TO 51/F FLOOR PLAN
 (39 STOREYS)
 (FLOOR No. 13,14,24,34 & 44 NOT USED.)
 (FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14, Takoo Wan Road, Takoo Shing, Hong Kong T 852-2803 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-016P	REV. NO. (07)
		TITLE: T2 7/F TO 51/F FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :
 PHASE XIII B
 (CROSS-HATCHED BLUE)



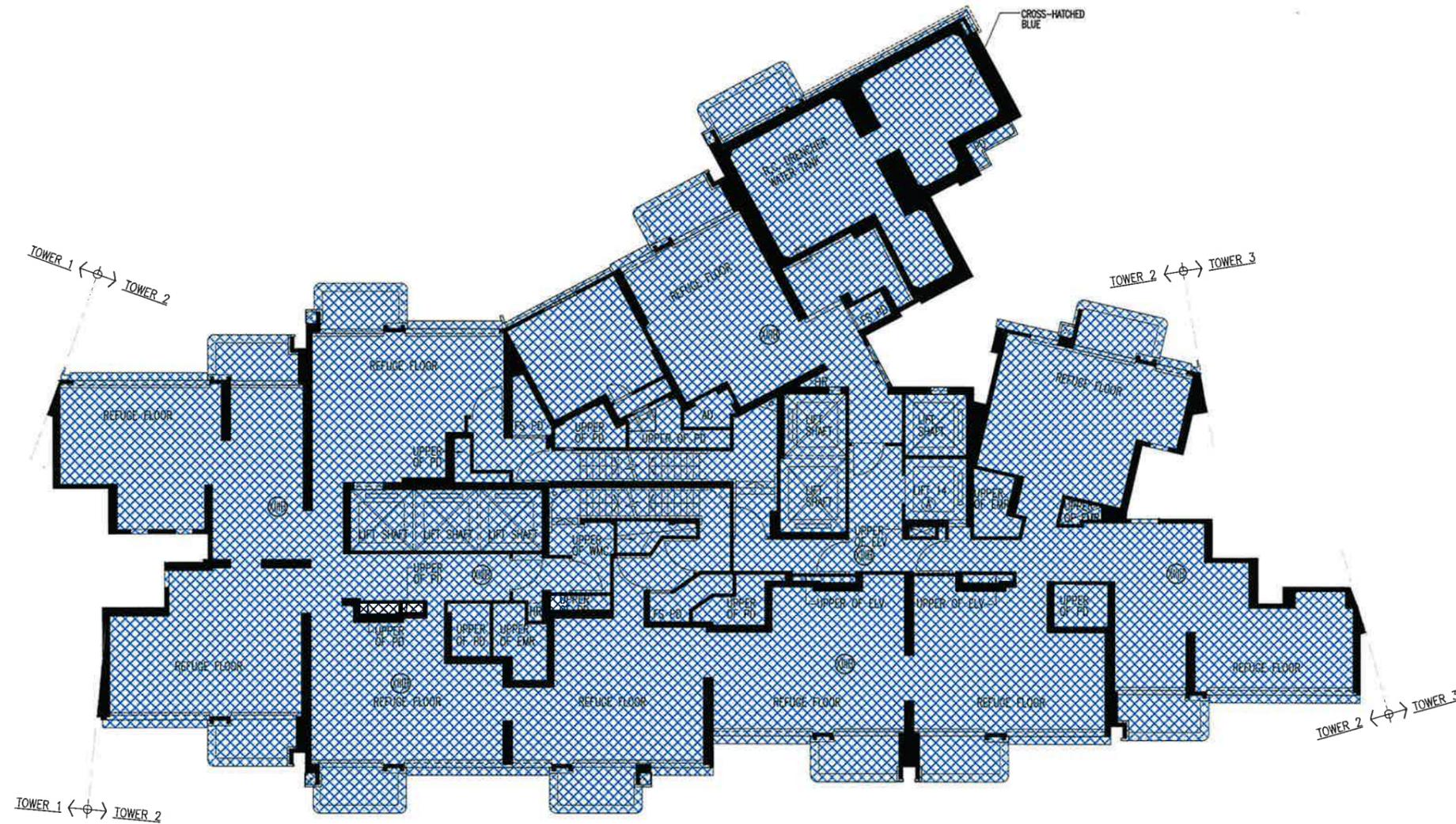
TOWER 2 55/F TO 71/F FLOOR PLAN
 (15 STOREYS)
 (FLOOR No. 53,54,58 & 64 NOT USED.)
 (FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T 852-2803 8888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-016aP	REV. NO. (07)
		TITLE: T2 55/F TO 71/F FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :
 PHASE XIII B
 (CROSS-HATCHED BLUE)



TOWER 2 23/F REFUGE FLOOR PLAN

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>19/F, 14 Takoo Wan Road, Tseung Kwan O, Hong Kong T: 852-2803 8188 F: 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-017P	REV. NO. (11)
		TITLE: T2 23/F REFUGE FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :
 PHASE XIII B
 (CROSS-HATCHED BLUE)



TOWER 2 52/F REFUGE FLOOR PLAN

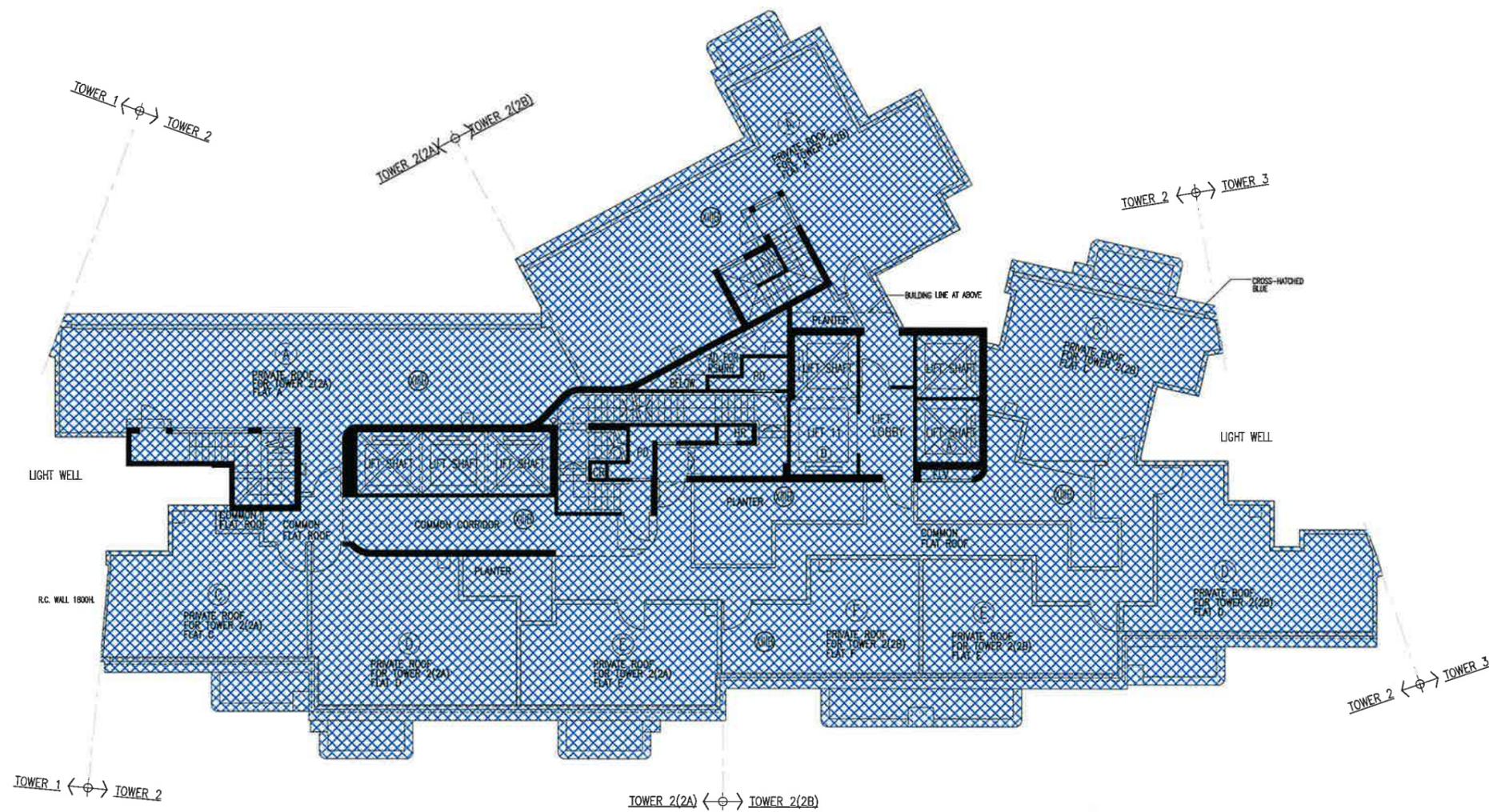
I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T 852-2503 8888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-01BP	REV. NO. (11)
		TITLE: T2 52/F REFUGE FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

 PHASE XIII B
(CROSS-HATCHED BLUE)



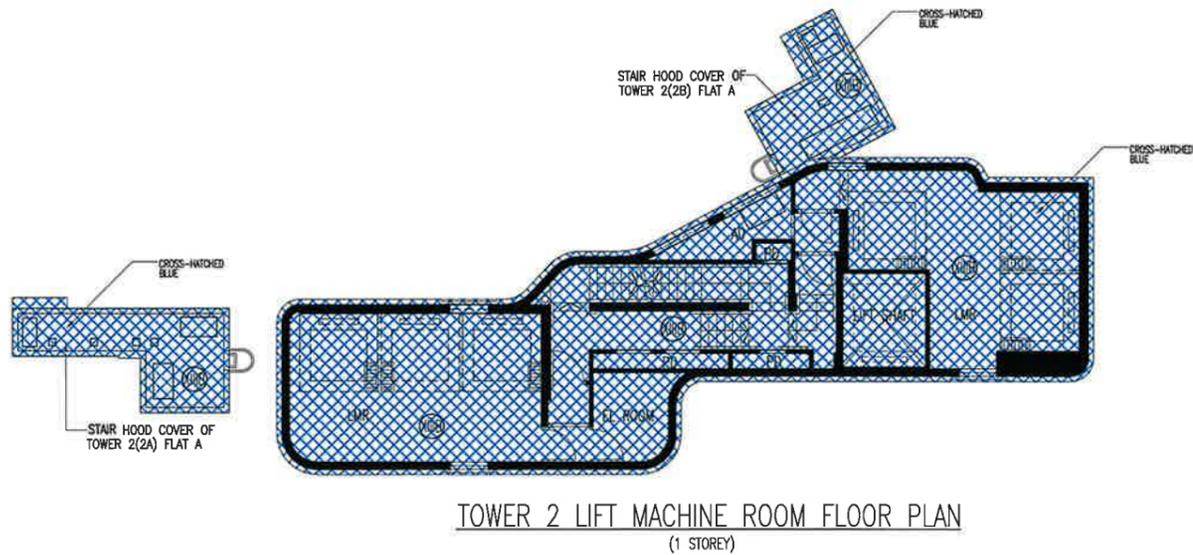
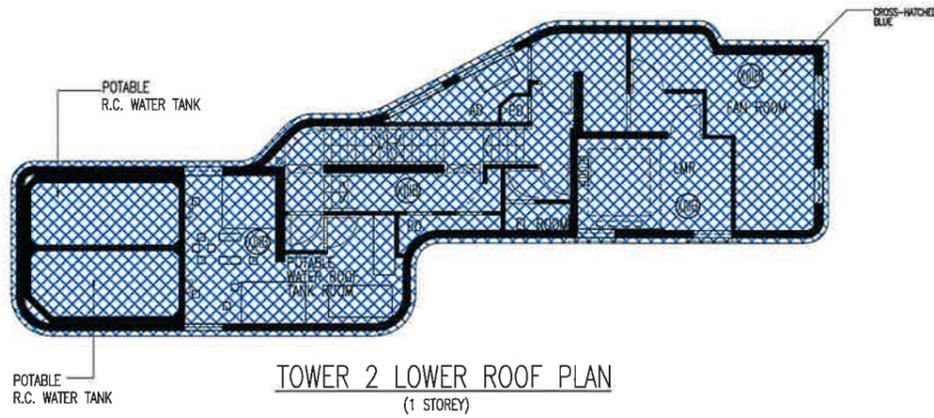
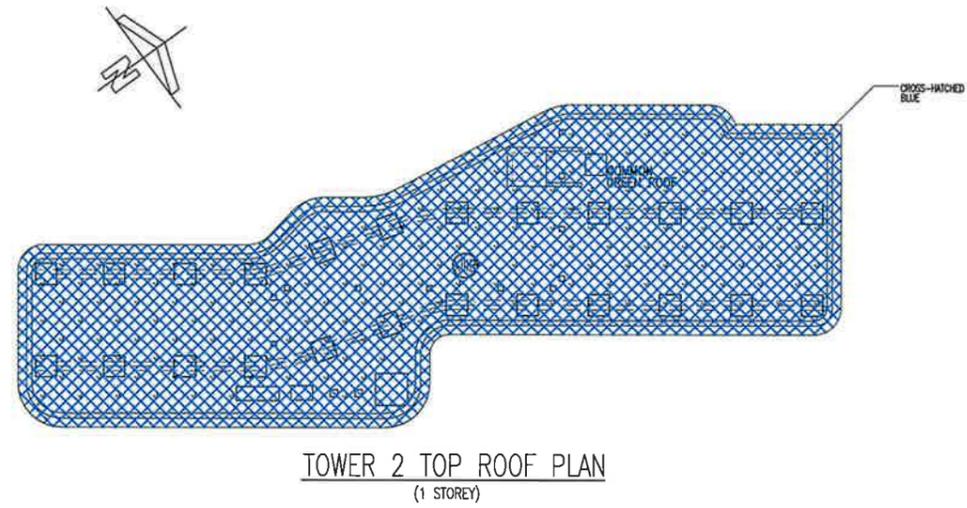
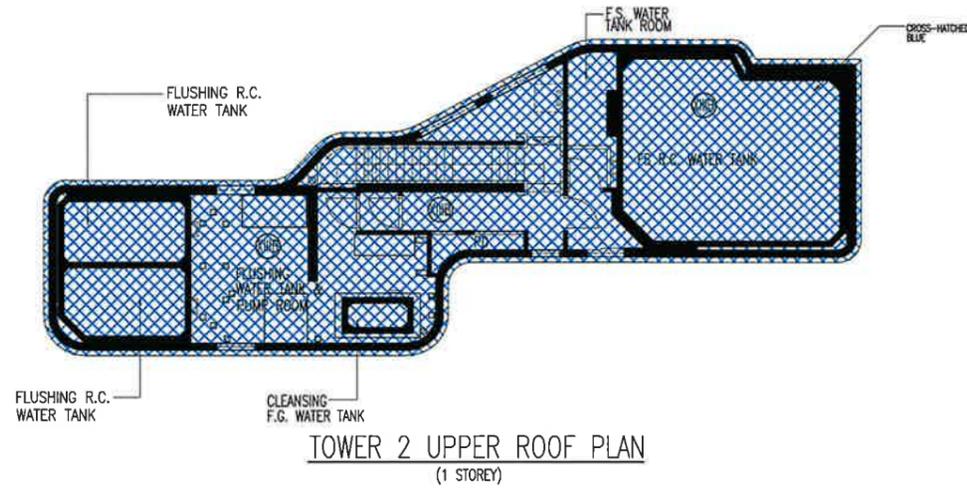
TOWER 2 R/F FLOOR PLAN
(1 STOREY)

I hereby certify the accuracy of this plan.



WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F., 14, Takhoi Wan Road, Takhoi Shing, Hong Kong T 852-2003 9868 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-020P	REV. NO. (10)
		TITLE: T2 ROOF FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

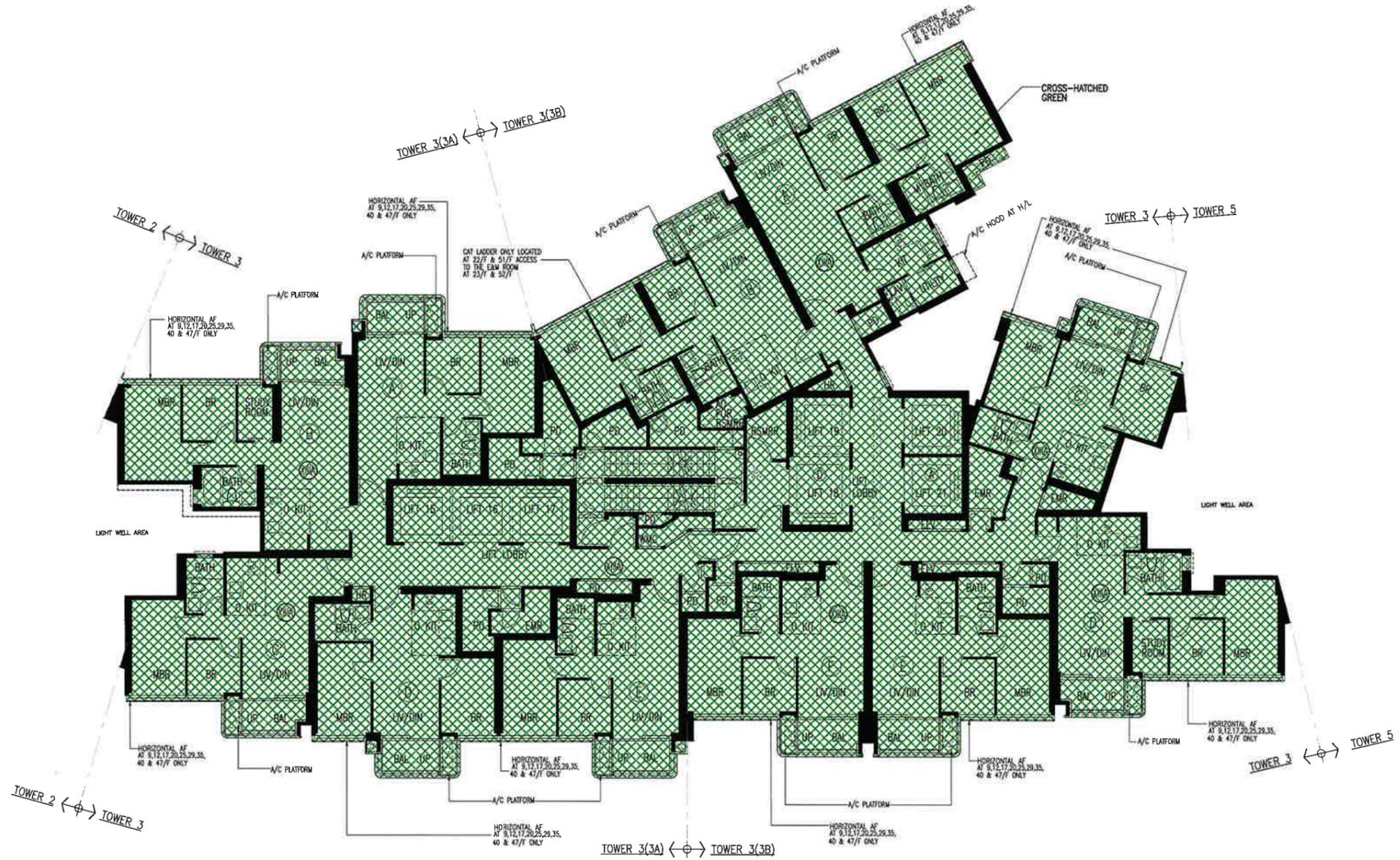


I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	<p>WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS</p> <p>18/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T 852-2853 9888 F 852-2513 1728 www.wongtung.com</p>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-021P	REV. NO. (12)
		TITLE: T2 LOWER/UPPER/TOP ROOF PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :
 PHASE XIII
 (CROSS-HATCHED GREEN)



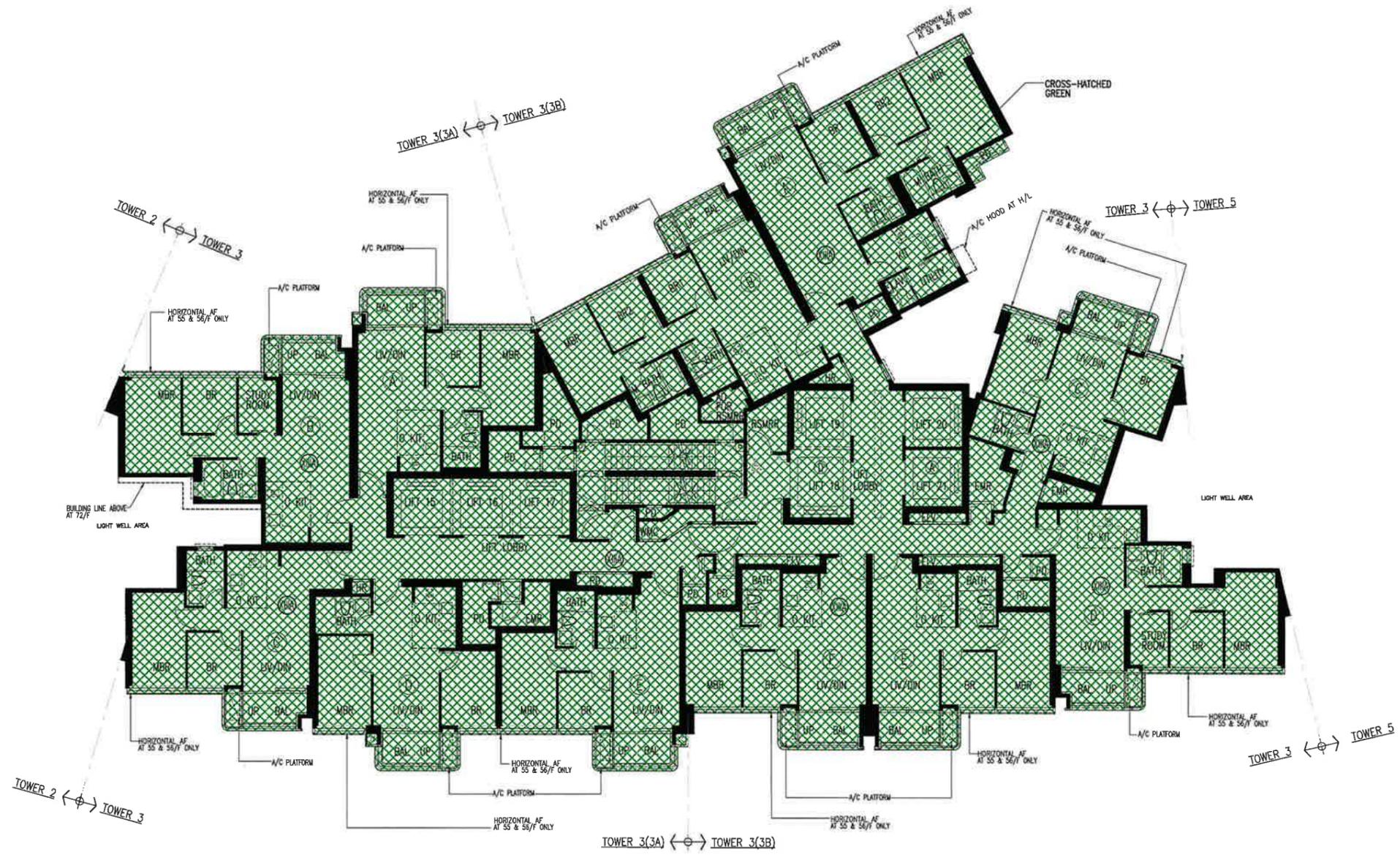
TOWER 3 7/F TO 51/F FLOOR PLAN
 (39 STOREYS)
 (FLOOR No. 13,14,24,34 & 44 NOT USED.)
 (FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14, Takoo Wan Road, Takoo Shing, Hong Kong T: 852-2853 8888 F: 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-023P	REV. NO. (08)
		TITLE: T3 7/F TO 51/F FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :
 PHASE XIII
 (CROSS-HATCHED GREEN)

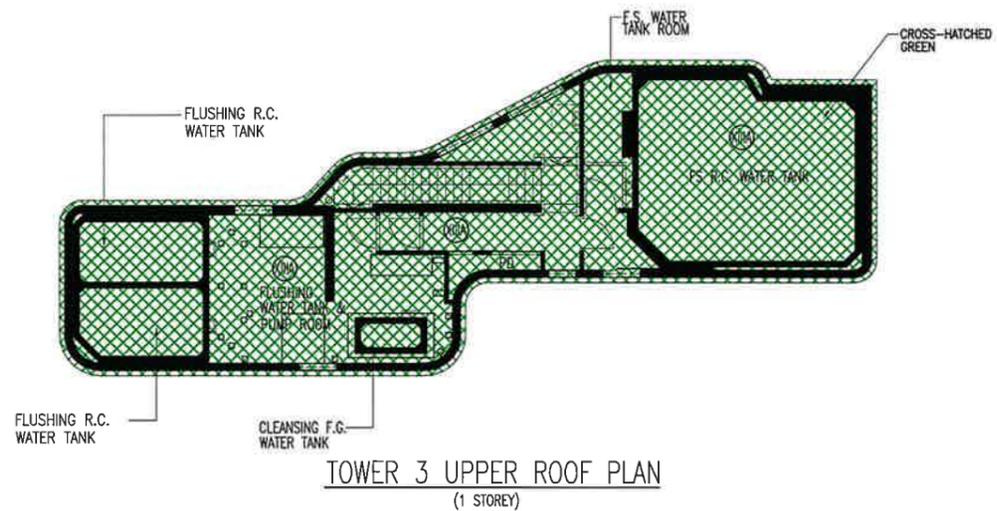


TOWER 3 55/F TO 71/F FLOOR PLAN
 (15 STOREYS)
 (FLOOR No. 53,54,58 & 64 NOT USED.)
 (FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

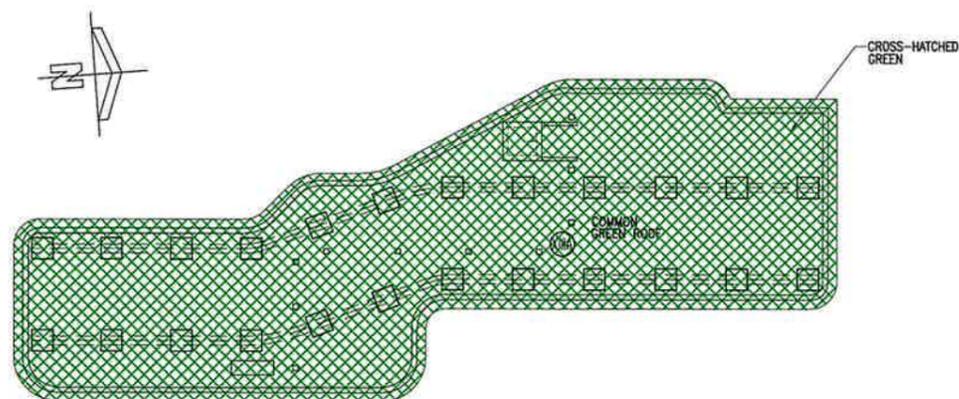
I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Telok Wai Road, Telok Wai, Hong Kong T 852-2603 9588 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-023aP	REV. NO. (08)
		TITLE: T3 55/F TO 71/F FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

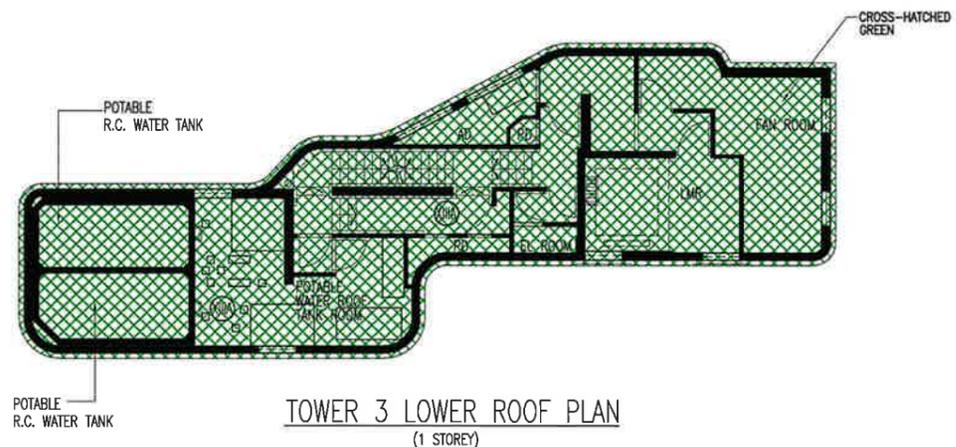


TOWER 3 UPPER ROOF PLAN
(1 STOREY)

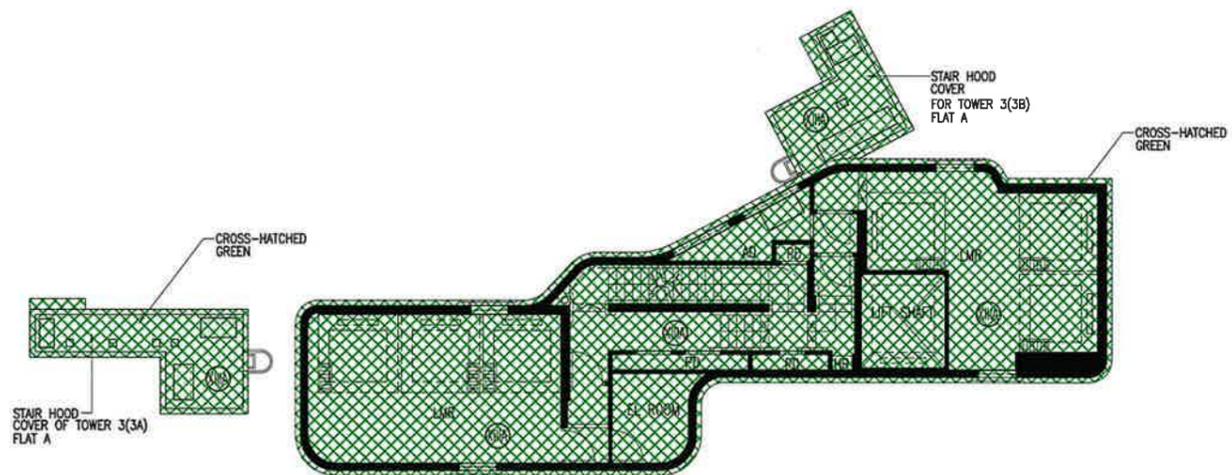


TOWER 3 TOP ROOF PLAN
(1 STOREY)

LEGEND :
 PHASE XIII A
 (CROSS-HATCHED GREEN)

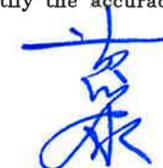


TOWER 3 LOWER ROOF PLAN
(1 STOREY)



TOWER 3 LIFT MACHINE ROOM FLOOR PLAN
(1 STOREY)

I hereby certify the accuracy of this plan.



WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Telok Wai Road, Telok Wai, Hong Kong T: 852-2803 9888 F: 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-02BP	REV. NO. (11)
		TITLE: T3 LOWER/UPPER/TOP ROOF PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :
 PHASE XIII
 (CROSS-HATCHED GREEN)



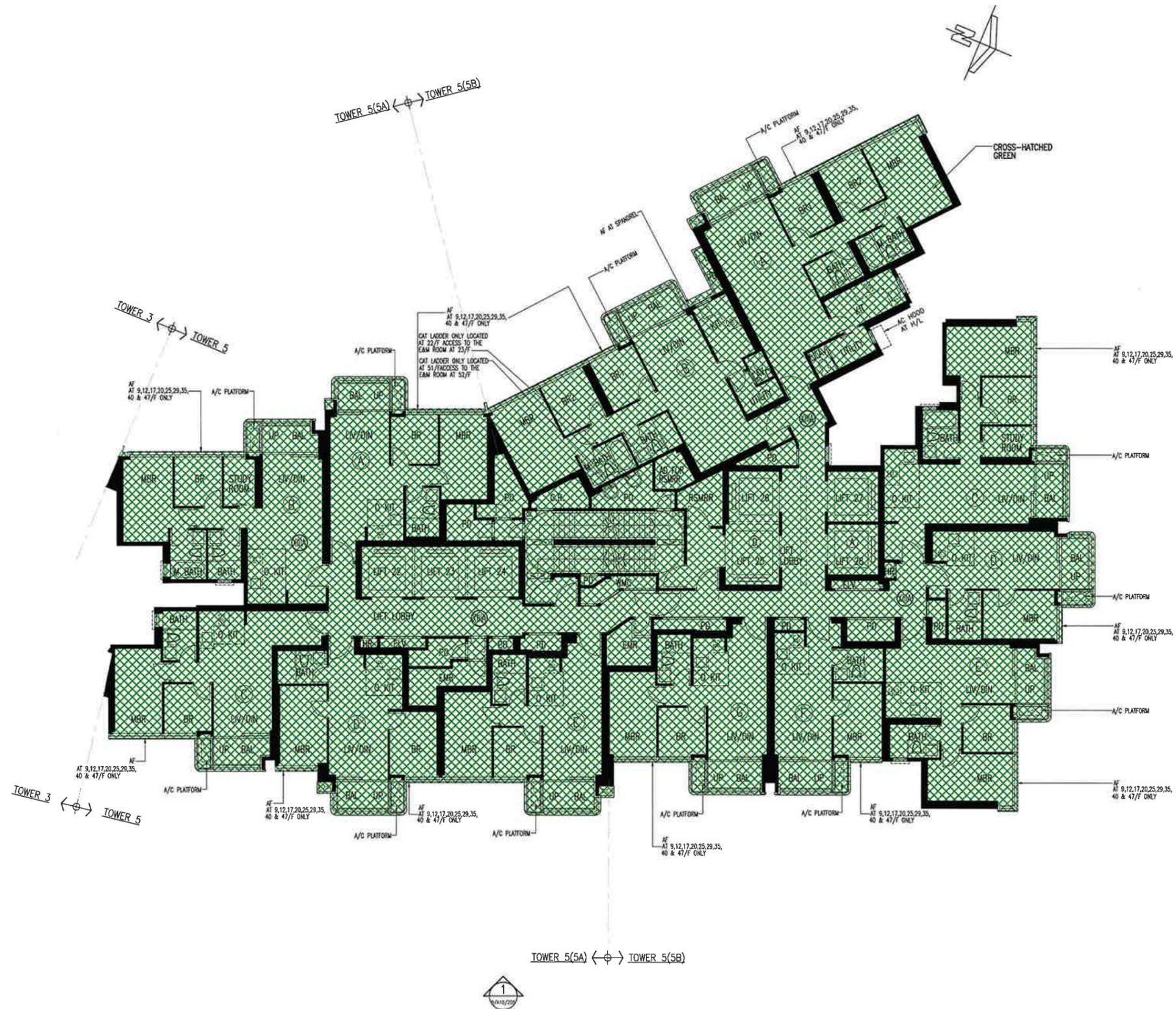
TOWER 5(SA) ← → TOWER 5(SB)
 TOWER 3 ← → TOWER 5
 TOWER 5(SA) ← → TOWER 5(SB)
TOWER 5 6/F FLOOR PLAN
 (1 STOREY)

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>19/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T 852-2803 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-029P	REV. NO. (11)
		TITLE: T5 6/F FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :
 PHASE XIII A
 (CROSS-HATCHED GREEN)



TOWER 5 7/F TO 51/F FLOOR PLAN
 (39 STOREYS)

(FLOOR No. 13,14,24,34 & 44 NOT USED.)
 (FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

FOR IDENTIFICATION
 PURPOSE ONLY



PROJECT:
 PROPOSED DEVELOPMENT AT TSEUNG KWAN O
 TOWN LOT NO. 70 R.P., AREA 86, SITE KL

I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

JOB NO: 32620	DRAWING NO. DMC-030P	REV. NO. (08)
DATE: Dec. 2025	SCALE: 1:200 (A3)	

19/F., 14 Talook Wan Road, Talook Shing, Hong Kong
 T 852-2603 8866 F 852-2513 1728 www.wongtung.com

LEGEND :

 PHASE XIII A
(CROSS-HATCHED GREEN)



I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

TOWER 5 23/F REFUGE FLOOR PLAN

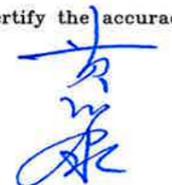
FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Takao Wan Road, Takao Shing, Hong Kong T 852-2603 8888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSELUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-031P	REV. NO. (10)
		TITLE: T5 23/F REFUGE FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

 PHASE XIII A
(CROSS-HATCHED GREEN)



I hereby certify the accuracy of this plan.

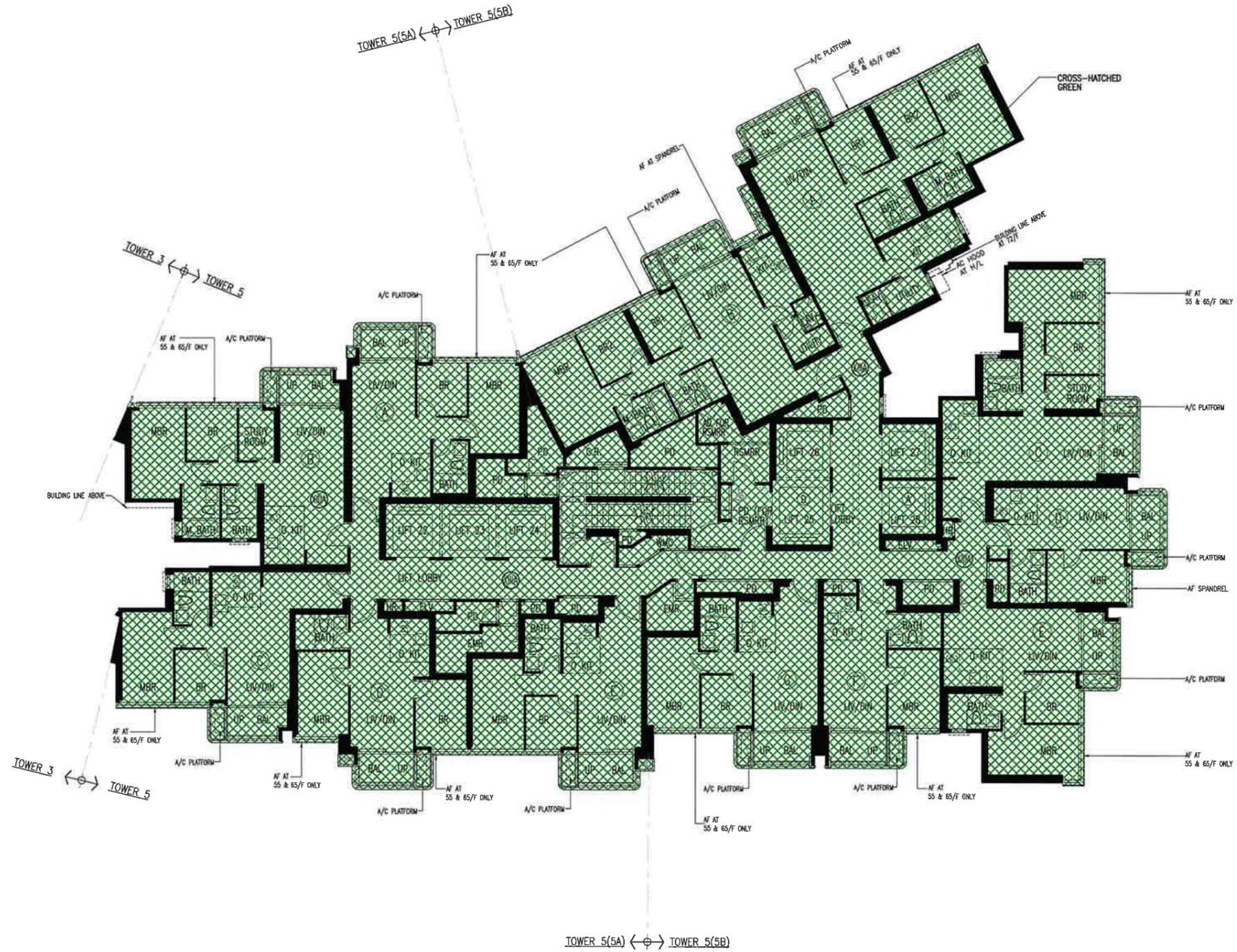


WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

TOWER 5 52/F REFUGE FLOOR PLAN

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>16/F, 14 Takoo Wan Road, Tseung Kwan O, Hong Kong T 852-2903 9588 F 852-2913 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-032P	REV. NO. (09)
		TITLE: T5 52/F REFUGE FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :
 PHASE XIII A
 (CROSS-HATCHED GREEN)



TOWER 5 55/F TO 71/F FLOOR PLAN

(15 STOREYS)
 (FLOOR No. 53, 54, 58 & 64 NOT USED.)
 (FLOOR No. 23 & 52 REFUGE FLOOR ARE EXCLUDED)

FOR IDENTIFICATION
 PURPOSE ONLY

WONG TUNG & PARTNERS LIMITED
 ARCHITECTS & PLANNERS



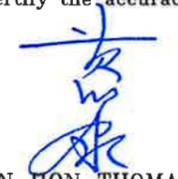
18/F, 14, Taklao Win Road, Taklao Shing, Hong Kong
 T: 852-2853 9588 F: 852-2813 1728 www.wongtung.com

PROJECT:
 PROPOSED DEVELOPMENT AT TSEUNG KWAN O
 TOWN LOT NO. 70 R.P., AREA 86, SITE KL

TITLE: T5 55/F TO 71/F FLOOR PLAN
 (PHASING PLAN)

JOB NO: 32620	DRAWING NO. DMC-033P	REV. NO. (08)
DATE: Dec. 2025	SCALE: 1:200 (A3)	

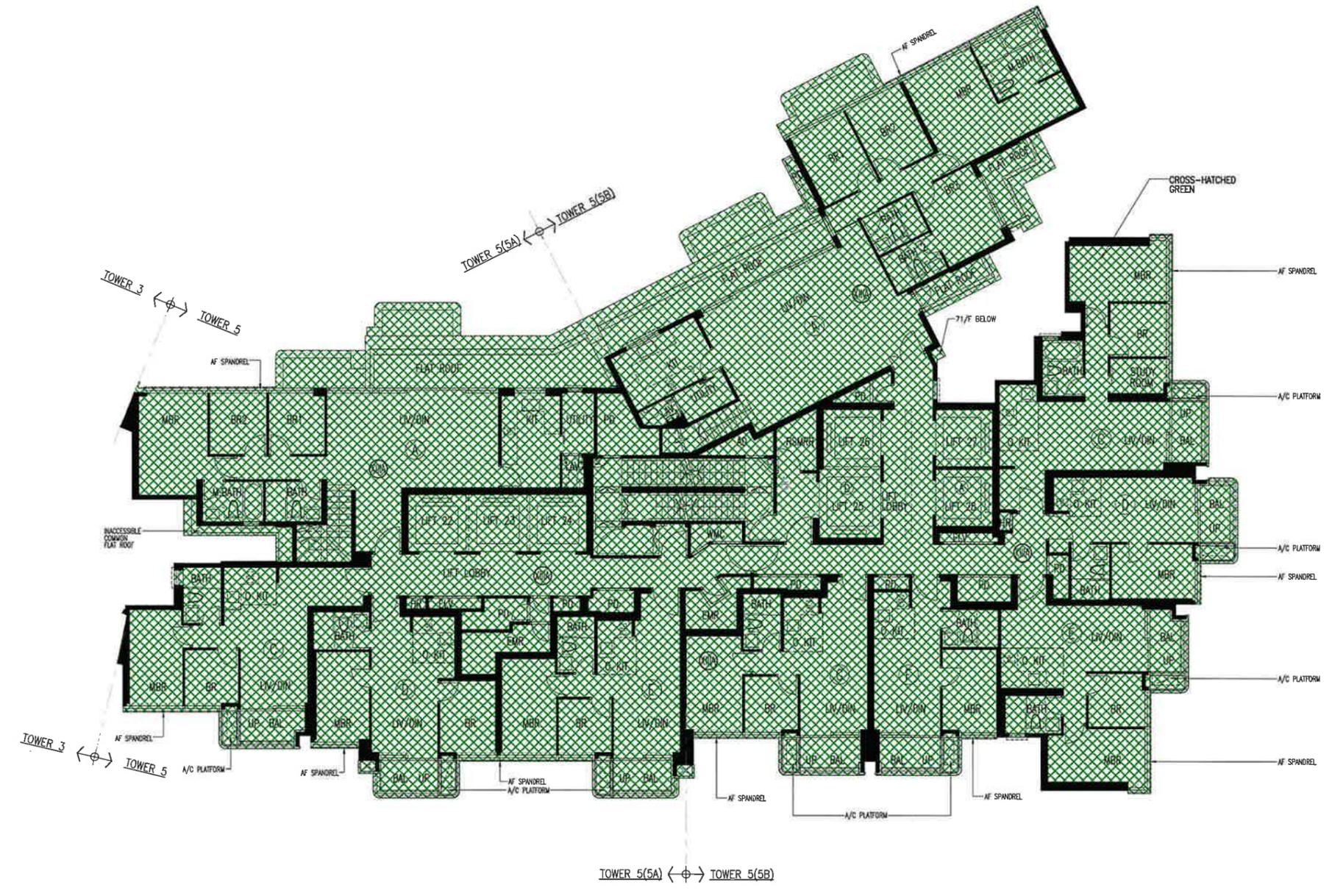
I hereby certify the accuracy of this plan.



WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person



LEGEND :
 PHASE XIII
 (CROSS-HATCHED GREEN)



TOWER 5 72/F FLOOR PLAN
 (1 STOREY)

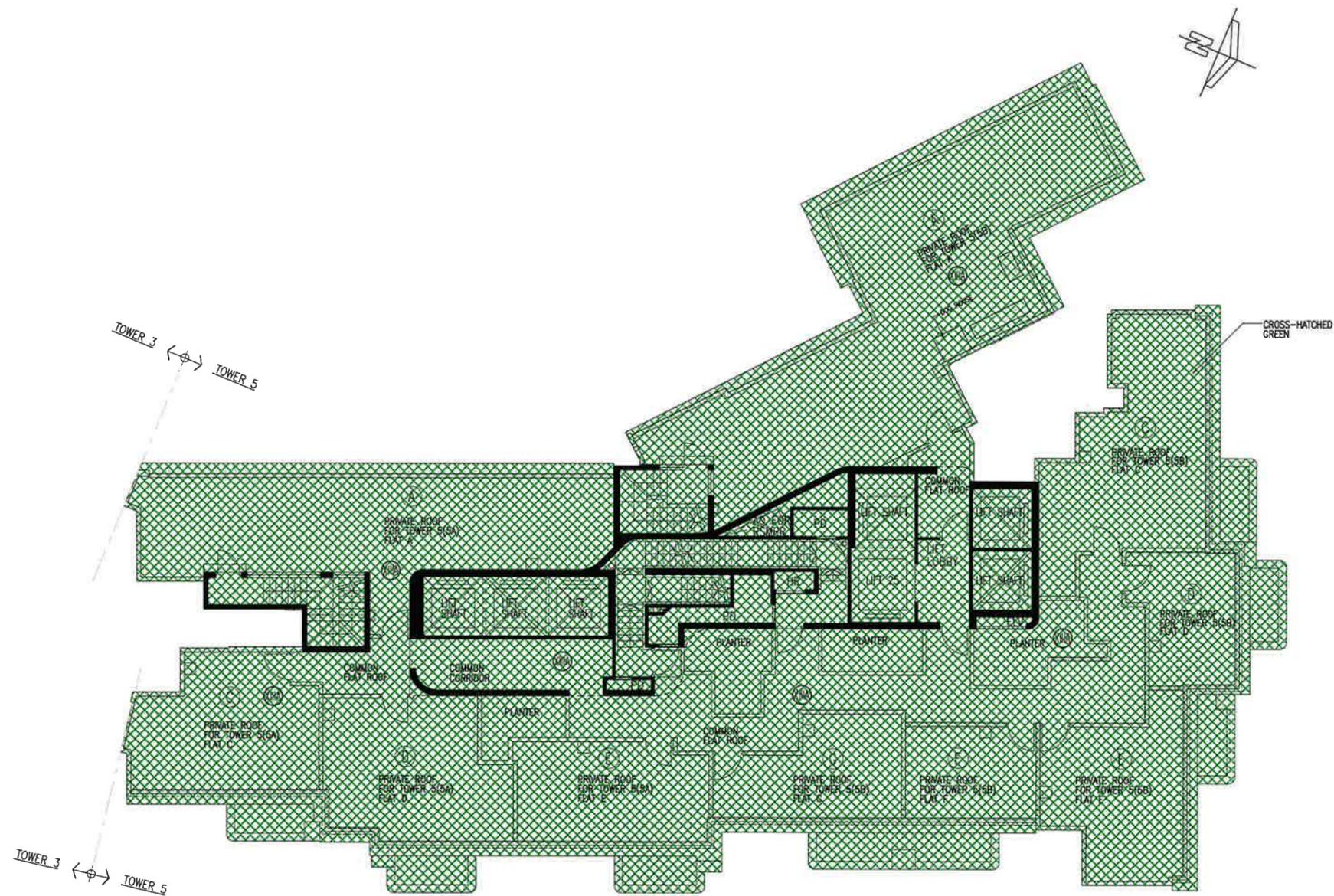
I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS  <small>18/F, 14 Talook Wai Road, Talook Shing, Hong Kong T 852-2603 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-034P	REV. NO. (10)
		TITLE: T5 72/F FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

LEGEND :

 PHASE XIII A
(CROSS-HATCHED GREEN)

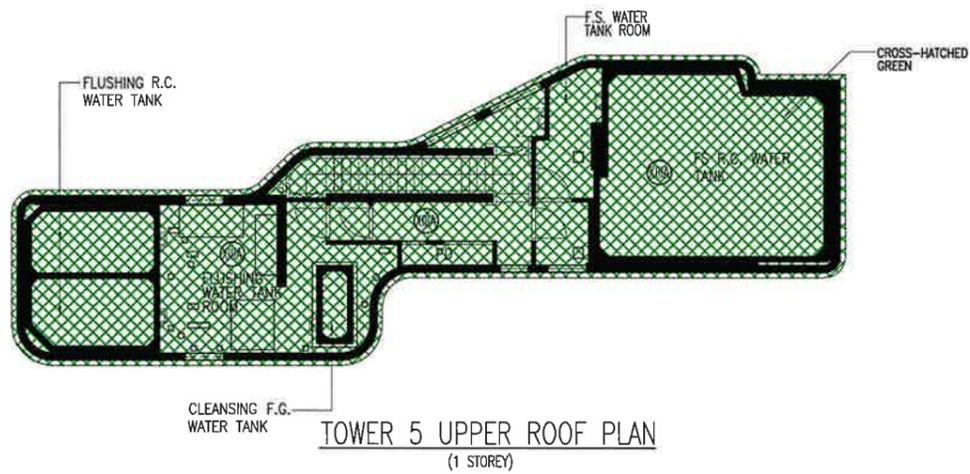


TOWER 5 R/F FLOOR PLAN
(1 STOREY)

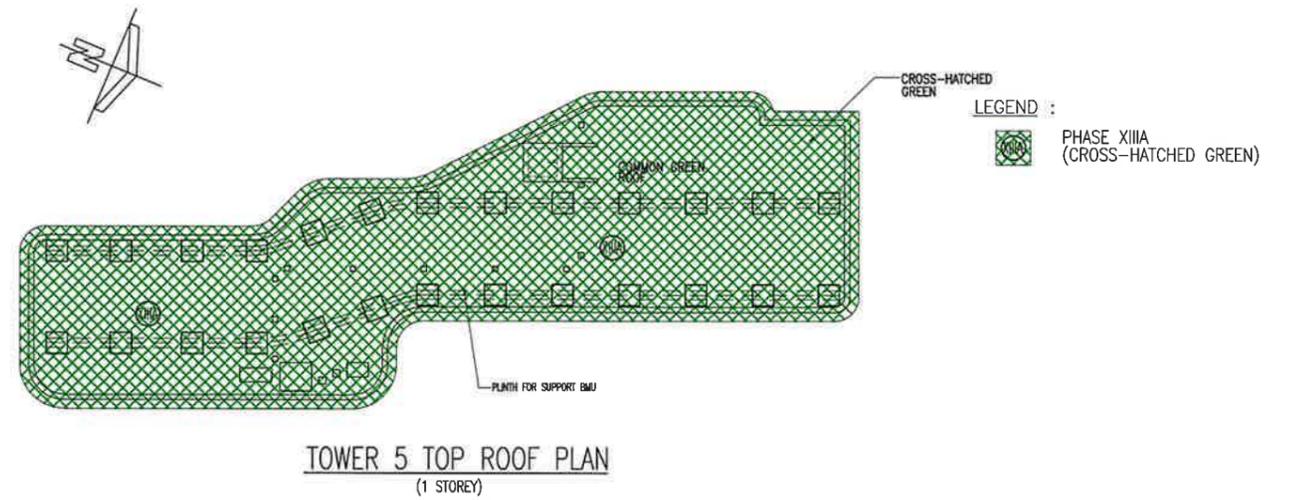
I hereby certify the accuracy of this plan.

WONG MIN HON THOMAS, HKIA
Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Takoo Wan Road, Takoo Shing, Hong Kong T 852-2503 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO. DMC-035P	REV. NO. (09)
		TITLE: T5 ROOF FLOOR PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	

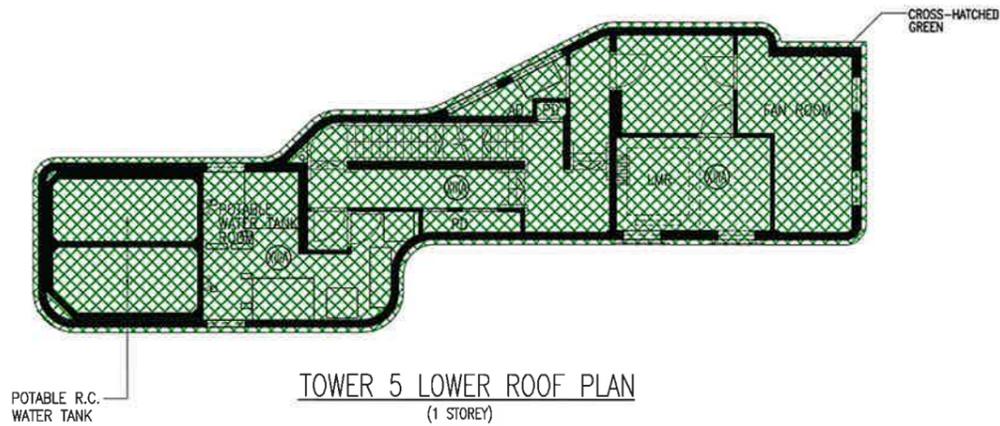


TOWER 5 UPPER ROOF PLAN
(1 STOREY)

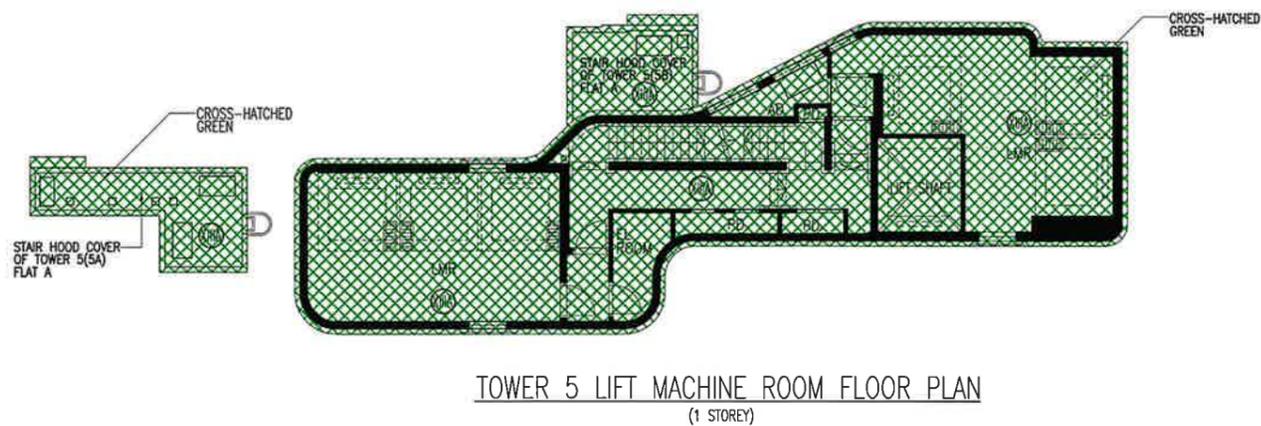


TOWER 5 TOP ROOF PLAN
(1 STOREY)

LEGEND :
 PHASE XIIIa
 (CROSS-HATCHED GREEN)

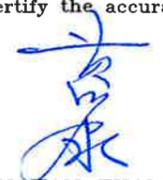


TOWER 5 LOWER ROOF PLAN
(1 STOREY)



TOWER 5 LIFT MACHINE ROOM FLOOR PLAN
(1 STOREY)

I hereby certify the accuracy of this plan.



WONG MIN HON THOMAS, HKIA
 Registered Architect, Authorized Person

FOR IDENTIFICATION PURPOSE ONLY	 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS <small>18/F, 14 Telok Wai Road, Telok Wai, Hong Kong T: 852-2603 9888 F: 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED DEVELOPMENT AT TSEUNG KWAN O TOWN LOT NO. 70 R.P., AREA 86, SITE KL	JOB NO: 32620	DRAWING NO: DMC-036P	REV. NO: (11)
		TITLE: T5 LOWER/UPPER/TOP ROOF PLAN (PHASING PLAN)	DATE: Dec. 2025	SCALE: 1:200 (A3)	