

**MEMORIAL of an instrument to be registered in the Land Registry
under the Land Registration Ordinance**

依據土地註冊條例在土地註冊處註冊的文書之註冊摘要

Solicitors Code of lodging firm 交付文書律師行的律師代號 000301	Registration Fee 註冊費用	Please tick the appropriate box 請選擇合適方格					Other (please specify) 其他 (請註明)
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$
		\$210	\$230	\$450	\$1000	\$2000	
Nature and object of the instrument 文書的性質及目的							
SUB-DEED OF MUTUAL COVENANT (as per plans) (in triplicate) 3							



註冊摘要編號
Memorial No.: 07011601060022

接獲日期
(日/月/年)
Received On
(DD/MM/YYYY): 16/01/2007

Premises affected by the instrument 受文書影響的處所	Property Reference Number (if any) 物業參考編號 (如有的話) PRNs of all Affected Units
	Address (if applicable; including the address in the Chinese language, if known) 地址 (如適用, 包括所知悉的中文地址) Chianti, Discovery Bay North, Area N1c, Lantau Island, New Territories (Official address not yet known)
	Undivided Shares (if any) 所佔的不分割份數(如有的話) 5,522/250,000 th
	Lot Number(s) 地段編號 The Remaining Portion of Lot No.385 in Demarcation District No.352 and the Extensions thereto

Date of instrument 文書日期	27 / 12 / 2006 Day 日 Month 月 Year 年	Consideration 代價 N/A
Names of parties (including the names in the Chinese language, if known) 各方的姓名或名稱 (包括所知悉的中文姓名或名稱)	In case of change of ownership, please specify Identification Numbers of parties (Identity Card No./Travel Document No./Company No./etc.) 如涉及業權轉變, 請註明各方的身分識別號碼(身分證號碼、旅行證件號碼、公司編號等)	Status of parties (Assignor/Assignee/etc.) 各方的身分(出讓人、受讓人等)
HONG KONG RESORT COMPANY LIMITED (香港興業有限公司)	-----	Registered Owner
TSCHUPP-LAMBERT, PAULA MICHELE and TSCHUPP-LAMBERT, UELI (祝桓禮)	-----	First Purchaser
DISCOVERY BAY SERVICES MANAGEMENT LIMITED (愉景灣服務管理有限公司)	-----	Manager
Memorial number (including district code identifier, if applicable) of transaction satisfied 被償付的文書之註冊摘要編號 (包括地區代碼, 如適用)	N/A	Stamp Office Instrument Reference No. 印花稅署文書編號 N/A
		Stamp Duty 印花稅 N/A

On this, 15 JAN 2007, day of January, 2007, I (name) MA KAM WA
於 20 年 月 日, 本人 (姓名) KAO, LEE & YIP Hong Kong, Solicitor
of (name of solicitors firm) 高李葉律師行 的香港律師
為 (律師行名稱) hereby certify that the foregoing Memorial contains a just and true account of the several particulars therein set forth as required by the Land Registration Regulations.
在此核實上述註冊摘要, 是錄載其內所列各項詳情的確當真實敘述, 以符合《土地註冊規例》的規定。

543R p1(1)
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(O.K.)

Hong Kong 香港

AP452081

B32

THIS SUB-DEED OF MUTUAL COVENANT is made this 27th day of December 2006

BETWEEN :-

- (1) **HONG KONG RESORT COMPANY LIMITED** (香港興業有限公司) whose registered office is situate at 23rd Floor, China Merchants Tower, Shun Tak Centre, Nos.168-200 Connaught Road Central, Hong Kong (hereinafter called "the Registered Owner") of the first part;
- (2) **TSCHUPP-LAMBERT, PAULA MICHELE and TSCHUPP-LAMBERT, UELI** (祝桓禮) both of Flat G, 8th Floor, Block 2, Chianti, Discovery Bay City, Lantau Island, New Territories, Hong Kong (hereinafter called "the First Purchaser" which expression shall where the context so admits include his executors administrators and assigns) of the second part; and
- (3) **DISCOVERY BAY SERVICES MANAGEMENT LIMITED** (愉景灣服務管理有限公司) whose registered office is situate at 23rd Floor, China Merchants Tower, Shun Tak Centre, Nos.168-200 Connaught Road Central, Hong Kong (hereinafter called "the Manager" which expression shall have the meaning assigned to it in Recital (1)(a) of "the Principal Deed") of the third part.

W H E R E A S :-

- (1) This Sub-Deed of Mutual Covenant (hereinafter called "this Sub-Deed") is supplemental to a Deed of Mutual Covenant dated the 30th day of September 1982 and registered in the Land Registry by Memorial No.IS112018 (hereinafter called "the Principal Deed").
- (2) In this Sub-Deed :-
 - (a) The expressions contained in Recital (1)(a) of the Principal Deed shall apply to this Sub-Deed whenever the context permits.
 - (b) The expressions following shall have the following meanings ascribed to them whenever the context permits :-

"Buildings"

Five (5) high rise buildings erected or to be erected in the Village in accordance with the Master Plans with multiple residential units therein and car parking spaces (if any) and to be known as Block 1, Block 2, Block 3, Block 5 and Block 6 or any other buildings to be hereafter erected thereon.

"Building Common Areas"

Shall mean and include the entrances



and halls, entrance lobbies, lift lobbies, mail box area, lift shafts, lift pits, store rooms (if any) caretaker's room and communal sky garden (if any) in each Building, passages, staircases, footbridge, corridors, landings, planters, lightwells, voids, portions of roofs (other than those held or intended to be held together with a Residential Unit), flat roofs (other than those held or intended to be held together with a Residential Unit), pitched roofs and upper roofs and the external walls (other than window, balance flue and any installations, fixtures intended to serve individual Residential Unit) of each of the Buildings.

"Building Common Facilities"

Shall mean and include :-

- (a) Water pipes, drains, wires, cables, lightning rods (if any), air-conditioning ducts, canopies, architectural features, tanks, fire services and water tanks, potable water tanks, flush water tanks and other services and facilities intended for the communal use and benefit of each Building.
- (b) Lifts inside each Building.
- (c) Communal television antennae (if any) for the use and benefit of each Building.
- (d) Store rooms (if any) and caretaker's room in each Building.
- (e) Telecommunication and broadcasting equipment rooms, main distribution frames rooms (if any), transformer rooms, switch rooms, fire services pump rooms, water pump rooms, emergency generator rooms, sewage pump rooms (if any), electricity meter rooms, water meter rooms, lift machine rooms, machine rooms, lift platforms (if any), refuse rooms and refuse

storage chambers in each Building.

"Conditions"

Shall mean New Grant No.6122 dated 10th September 1976 as extended by three Extension Letters dated 1st August 1979, 19th August 1980 and 16th July 1981 and registered in the Land Registry as New Grant No.6620, New Grant No.6788 and New Grant No.6947 respectively and as varied and/or modified by a letter from the Director of Lands to the Registered Owner dated 28th February 2000 and registered in the Land Registry by Memorial No.IS280736 and shall include any subsequent modifications and extensions of the Conditions.

"Government"

Shall mean The Government of The Hong Kong Special Administrative Region of The People's Republic of China.

"Improvement Fund"

A fund established or to be established by the Manager to meet expenditure of a capital or non-recurring nature which shall include, inter alia, the initial costs of setting up web based community network services and the like, the initial costs of setting up management offices, caretaker's rooms, guard kiosks and the like for the Village, expenses for the purchase, protection, replacement, improvement, upgrading and renovation incurred in relation to the Village Common Areas and the Village Common Facilities and/or for efficient management and maintenance of the Village.

"Management Units"

Units allocated to the Village Retained Areas and the Residential Units in the Village in accordance with the provisions of Clause 3 of Section VI of this Sub-Deed.

"Owners of the Village"

Shall mean (a) Owners holding undivided shares of and in the Lot and in the Village together with the right to the exclusive use occupation and enjoyment of the Residential Units or car parking space(s) (if any) or other structures and ancillary works erected on the Village and shall include the Registered Owner holding undivided shares of the Village Retained Areas and (b) a registered mortgagee/chargee in possession of such undivided shares.

"Residential Unit"

A unit in a Building erected or to be erected in the Village in accordance with the Master Plans and "Residential Units" shall be construed accordingly.

"Slopes and Retaining Walls"

Such slopes, retaining walls and/or other structures within the Village and maintenance of which is the liability of the Owners of the Village under the provisions of the Conditions or this Sub-Deed and which for identification purpose are shown and coloured yellow on the Slopes and Retaining Walls plan annexed hereto;

"Undivided Shares of the Village"

All those undivided shares of and in the buildings and other structures and ancillary works erected on the Village as more particularly set out in the Third Column of Clause A of Section I of this Sub-Deed and (for the Residential Units) in the Third Column of the Schedule hereto.

"Village"

All that part of the Lot as is shown on the Site Plan attached to this Sub-Deed and thereon coloured orange and the buildings now or hereafter constructed or to be constructed thereon to be known as "CHIANTI (尚堤)".

"Village Common Areas"

Shall mean and include (subject to the Principal Deed) :-

(a) Slopes and Retaining Walls.

- (b) Landscape areas including open space, driveways, passageways and footpaths.
- (c) Building Common Areas as are shown and coloured red on the plans annexed hereto.
- (d) Management office, caretaker's rooms, guard kiosks and the like.
- (e) All those parts of the Village Retained Areas which shall be designated as Village Common Areas by the Registered Owner from time to time in accordance with the provisions of the Principal Deed or this Sub-Deed.
- (f) Other areas that serve or are intended to serve the Village.

"Village Common Facilities"

Shall mean and include (subject to the Principal Deed) :-

- (a) Such of the sewers, drains, water courses, pipes, gutters, wells (if any), wires and cables and other service facilities whether ducted or otherwise which are or at any time may be in or under or over or passing through the Village through which water, sewage, gas, electricity and any other services are supplied to the Village or any part or parts thereof and not for the use or benefit of a particular Building.
- (b) Transformer rooms, meter rooms, water meter rooms, mechanical rooms, switch rooms, emergency generator rooms, refuse storage chambers or other rooms for the use and benefit of the Village and not for the use or benefit of a particular Building.
- (c) Lamp posts and lighting within the Village.
- (d) Communal television antennae and telecommunication and broadcasting equipment rooms

for the use and benefit of the Village.

- (e) Swimming pool(s) and changing room(s) (if any).
- (f) Building Common Facilities as are shown and coloured red on the plans annexed hereto.
- (g) Any other facilities and devices, including, without limitation, escalator(s), installed for the use and benefit of the Village and not for the use and benefit of a particular Building.

"Village Retained Areas"

All those portions of the Village as are shown and coloured brown on the Village Plan attached to this Sub-Deed and the Management Units allocated thereto are more particularly set out in the Fourth Column of the Schedule hereto.

- (3) In this Sub-Deed, references to the singular shall include the plural and vice versa and references to the masculine gender shall include the feminine or neuter gender.
- (4) Prior to the date of the Assignment to the First Purchaser next hereinafter recited, the Registered Owner was the registered owner of and entitled to (inter alia) All Those 5,522 equal undivided 250,000th parts or shares of and in the Lot Together with the full and exclusive right and privilege to hold use occupy and enjoy the Village and the buildings and other structures and ancillary works erected or to be erected on the Village subject to and with the benefit of the Principal Deed.
- (5) By an Assignment bearing even date herewith and made between the Registered Owner of the one part and the First Purchaser of the other part and in consideration therein expressed, the Registered Owner assigned unto the First Purchaser All That the estate right title benefit and interest of the Registered Owner of and in All Those 5 equal undivided 250,000th parts or shares of and in the Lot and All Those 5 equal undivided 5,522nd parts or shares of and in the buildings and other structures and ancillary works erected or to be erected on the Village together with the full and exclusive right and privilege to hold use occupy and enjoy All That Flat G on the Eighth Floor together with the balcony(ies) and utility platform(s) thereof of Block 2 of the Village.
- (6) The parties hereto have agreed to enter into this Sub-Deed for the purpose of making provisions for the management, maintenance, insuring, upgrading, repair and servicing of the Village and its equipment, services and apparatus and for the purpose of defining and regulating the rights, interests and obligations of the Owners in respect

of the Village and to provide for a due proportion of the common expenses of the -Village to be borne by the Owners of the Village.

- (7) The provisions of this Sub-Deed have been approved by the Director of Lands (being the successor to the Secretary for the New Territories in this regard), pursuant to the Conditions.

NOW THIS DEED WITNESSETH as follows :-

SECTION I

UNDIVIDED SHARES AND RESERVED RIGHTS

- A. There shall be sub-allocated to the Village 5,522nd undivided shares which shall be allocated as follows :-

<u>First Column</u>	<u>Second Column</u>	<u>Third Column</u>
Units	Undivided shares of and in the Lot	Undivided shares of and in the buildings and other structures and ancillary works erected on the Village
(a) Residential Units (particulars of the number of undivided shares of and in (i) the Lot; and (ii) the buildings and other structures and ancillary works erected on the Village allocated to each Residential Unit are contained in the Second Column and Third Column of the Schedule hereto)	4,909/250,000 th shares	4,909/5,522 nd shares
(b) Village Retained Areas	24/250,000 th shares	24/5,522 nd shares

- | | | | |
|-----|--|----------------------------------|--------------------------------|
| (c) | Village Common
Areas and Village
Common Facilities | 589/250,000 th shares | 589/5,522 nd shares |
|-----|--|----------------------------------|--------------------------------|

B. There is reserved unto the Registered Owner the following rights and privileges :

- (a) The Registered Owner shall have full power at any time hereafter and from time to time to enter into and upon all parts of the Village (other than those parts that have already been assigned) with all necessary equipment plant and materials for the purposes of constructing the other stages of the Village or any part thereof (including but not limited to the construction, demarcation or delineation of car parking spaces (if any)) in accordance with the Master Plans or such other plans or amendments as may hereafter be approved by the appropriate Government authorities. The right of the Registered Owner to enter the Village to carry out such works shall extend equally to all necessary contractors agents workers and other persons authorised in writing by the Registered Owner. The Registered Owner in pursuance of such works may from time to time issue in writing to the Owners instructions as to the areas or parts of the Village to be erected (other than those parts that have already been assigned) and on which the Buildings are to be erected that the Owners their servants agents or licensees may or may not use while such works are being carried out Provided that the Registered Owner in exercise of its rights under this Clause shall act with all due expedition causing as little disturbance as possible and making good any damage caused thereby.
- (b) The Registered Owner reserves the right to enter into a Sub-Sub-Deed of Mutual Covenant with the first purchaser of the other stages and/or car parking spaces (if any) of the Village for purposes similar to this Sub-Deed provided always that such Sub-Sub-Deed of Mutual Covenant shall not conflict with the provisions of this Sub-Deed or affect the rights, interests or obligations of the Owners of the Village and shall be approved by the Director of Lands .
- (c) The Registered Owner reserves the right to affix, maintain, alter, repair, service, replace, renew and remove any systems for broadcast transmission and reception, information distribution and communication, including without limitation, communal aerial broadcast distribution systems, microwave distribution systems, cable and wireless communications systems, telecommunications transmission, reception and transponder systems, aerial dishes, transmitters, transponders, receivers tuners and the ancillary equipment and connections thereto and other fixtures or structures of whatsoever kind on any part or parts of the Village Common Areas and such other areas of the Village and the Buildings the exclusive right to hold, use, occupy and enjoy which has not been assigned by the Registered Owner PROVIDED THAT if such fixtures or structures are affixed on the Village Common Areas or any part thereof, the Registered Owner shall first obtain the approval of the Director of Lands (if the same is required under the Conditions) and the approval of the Village Owners' Committee (if formed) AND PROVIDED

ALWAYS THAT such fixtures or structures shall not interfere with the use and enjoyment by other Owners of the Residential Units owned by them and shall not unduly restrict or impede the access to and from the Residential Units owned by such other Owners and the Registered Owner shall have the right to enter into and upon any part of the Village and the Buildings with or without workmen and equipment at all reasonable times on giving prior reasonable notice (save in case of emergency) for any or all of the purposes aforesaid and to license or otherwise permit or grant the right so to do to any other person on such terms as the Registered Owner may deem fit PROVIDED THAT any monetary benefit received by the Registered Owner arising from the exercise of the aforesaid rights shall form part of the Management Funds and be applied towards the management and maintenance of the Village and PROVIDED FURTHER THAT the Registered Owner shall cause the least disturbance to the other Owners of the Residential Units and shall at its own expense make good any damage caused thereby and/or arising from the exercise by the Registered Owner of the aforesaid rights.

- (d) The Registered Owner hereby specifically excepts and reserves unto itself all the covenants, rights, liberty, privileges, entitlements, exceptions and reservations as are granted and conferred on the Registered Owner under the Principal Deed.
- C. The Registered Owner shall have no right to designate any part of the Village Retained Areas as Village Common Areas unless such areas are for the benefit of all the Owners of the Village and the prior approval of the Village Owners' Committee (if formed) has been obtained Provided that upon such designation, the undivided shares allocated thereto shall be assigned to and vested in the Manager or the Owners' Corporation (as the case may be) Provided also that any such additional Village Common Areas shall not in any event be re-designated as or re-converted to Village Retained Areas.
- D. The Registered Owner shall upon the execution of this Sub-Deed assign the Village Common Areas and the Village Common Facilities together with the number of undivided shares allocated thereto to the Manager free of cost or consideration for the general benefit of the Owners of the Village and subject to this Sub-Deed. Such undivided shares together with the Village Common Areas and the Village Common Facilities shall upon such assignment to the Manager be held by the Manager as trustee for all the Owners of the Village for the time being and in the event the Manager shall resign or be wound up or is removed and another manager be appointed in its stead in accordance with the Principal Deed and this Sub-Deed, then the outgoing Manager or the liquidator shall assign free of cost or consideration such undivided shares together with the Village Common Areas and the Village Common Facilities which they represent to the new manager to hold as such trustee as aforesaid or to the Owners' Corporation (when formed), if so required by it Provided Always That nothing herein contained shall in any way fetter or diminish the rights, powers, authorities, duties and obligations of the Manager contained in this Sub-Deed And Provided Further that the Manager shall not be required to pay any contribution to the

Management Expenses in respect of the undivided shares relating to the Village Common Areas and the Village Common Facilities.

- E. The Registered Owner shall at its own expense provide temporary noise abatement and dust protection measures within the Village in relation to the Residential Units so as to minimise inconvenience to the Owners of the Village resulting from the continuing construction of other stages of the Village and/or other developments on the Lot.

SECTION II

EASEMENTS, RIGHTS AND PRIVILEGES THE BENEFIT OF WHICH IS HELD WITH EACH RESIDENTIAL UNIT OF A BUILDING

1. The Owner of a Residential Unit of a Building shall have the benefit of the following easements, rights and privileges Subject to the Principal Deed, the City Rules, the Village Rules and subject to the rights of the Manager as hereinafter provided :-
 - (a) The full right and liberty for the Owner for the time being, his tenants, servants, agents and licensees (in common with all persons having the like right) to go pass or repass over and along and to use such of the Village Common Areas and Village Common Facilities which serve the Village or the Building of which the Residential Unit to which he is entitled to the exclusive use occupation and enjoyment (hereinafter for simplicity referred to as "owned") forms part for all purposes connected with the proper use and enjoyment of such Residential Unit subject as aforesaid.
 - (b) The Owner of a Residential Unit of a Building shall have the benefit of the following easements, rights and privileges :-
 - (i) The right to subjacent and lateral support from other parts of the Building in which the Residential Unit owned by the Owner is situated and the right to subjacent and lateral support from the Buildings or the foundations thereof and all other parts of the Village and all parts of the City, subject as aforesaid.
 - (ii) Full right and liberty (but Subject always to the rights of the Manager and the Registered Owner hereunder or under the Principal Deed) for the Owner for the time being, his tenants, servants, agents and licensees (in common with all other persons having the like right) to go, pass and repass over and along the City Common Areas for all purposes connected with the proper use and enjoyment of such Residential Unit, subject as aforesaid.
 - (iii) The free and uninterrupted passage and running of water, sewage, gas, electricity, telephone and any other services from and to the Residential Unit owned by the Owner through the sewers, drains, watercourses,

cables, pipes and wires which now are or may at any time hereafter be in under or passing through the City or the Village or any building for the proper use and enjoyment of the Residential Unit owned by the Owner but Subject always to the rights of the Manager and the Registered Owner hereunder or under the Principal Deed.

2. The Owner of a Residential Unit of a Building shall have no right to enter upon any part of the Lot, the City, the Village or the Buildings save as expressly herein provided it being understood that all work necessary for the maintenance and repair of the City and the Village and the Buildings shall be carried out by the Manager who shall have the right to enter in or upon any part of the City and/or the Village and/or the Buildings for that purpose as herein provided.

SECTION III

EASEMENTS, RIGHTS AND PRIVILEGES SUBJECT TO WHICH EACH UNDIVIDED SHARE OF AND IN THE LOT AND THE VILLAGE IS HELD

1. The following are the easements, rights and privileges subject to which each Undivided Share of the Village is held:-
 - (a) The Manager shall have full right and privilege at all reasonable times on notice (except in the case of emergency) with or without agents, surveyors, workmen and others to enter into and upon each Residential Unit for the purposes of inspecting, examining and maintaining such Residential Unit (including the balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) thereof, if any) or the Building in which such Residential Unit is situated or any part or parts thereof or any Village Common Facilities or City Common Facilities therein or any other apparatus and equipment used or installed for the benefit of the Buildings or the Village or the City or any part or parts thereof as part of the amenities thereof and not by any individual Owner for his own purpose or enjoyment provided that the Manager shall make good any damage caused as a result of the Manager exercising the above right.
 - (b) Easements, rights and privileges over along and through each Residential Unit equivalent to those set forth in Clause 1(b)(i) to (iii) of Section II of this Sub-Deed.
 - (c) Easements, rights and privileges reserved unto the Registered Owner under the Principal Deed and this Sub-Deed.
2. Subject always to the rights of the Registered Owner under the Principal Deed and this Sub-Deed, the Manager shall have:-

- (a) full right and authority to control and manage the City Retained Areas, the City Common Areas, the Major Roads, the Passageways, the Village Retained Areas, the Village Common Areas and in this connection shall have power :-
 - (i) to licence and control parking thereon and to remove vehicles or other things parked or left thereon or therein not so licensed;
 - (ii) to licence or let out any part thereof for such sum and for such purposes as it thinks fit and any charges received by the Manager in the exercise of the aforesaid power shall form part of the Management Funds.
- (c) full right and liberty to enter into any contract, agreement , sublease, licence or arrangement with any person for the installation, affixation, use or operation of the communal aerial broadcast distribution cabling infrastructure and its associated equipment and accessories and/or the telecommunication cabling infrastructure and its associated equipment and accessories installed or affixed or to be installed or affixed in the Village Common Areas for such consideration and on such terms as the Manager may deem fit Provided that any contracts for the installation or use of aerial broadcast distribution or telecommunications network facilities and contracts for the provision of broadcast distribution network or telecommunications network services to be entered into by the Manager shall be subject to the following conditions :-
 - (i) the term of the contract will not exceed 3 years;
 - (ii) the rights to be granted under the contract shall be non-exclusive and provide for sharing the use of the facilities and network with other service providers; and
 - (iii) no Owner is required to make any payment in any form attributable to the provision of the facilities or services, unless he is a subscriber to the relevant service.

This proviso shall not apply to the contracts for the maintenance of the system for distribution of off-air TV and free-to-air SMATV signals.

3. Notwithstanding anything herein contained, the Registered Owner shall have the exclusive right to display, install, erect, affix or permit to be displayed, installed, erected or affixed on and to communal sky garden or the roofs (other than those that are held or intended to be held together with the Residential Units) or flat roofs (other than those that are held or intended to be held together with the Residential Units) or pitched roofs or upper roofs or top roofs of the Buildings such signboards, placards, posters and other dismantling signs (whether illuminated or not) subject to the approval of the Building Authority or other Government authorities concerned and with the right and the obligation to remove, repair, maintain, service and replace the same at the expense of the Registered Owner provided that the same shall not interrupt the enjoyment of the Residential Units in that Building and provided further that the

same shall not cut off light going into any Residential Unit or obstruct vision looking out from the windows of any Residential Unit.

4. The Registered Owner may license to the Manager the Village Retained Areas at HK\$1.00 per annum for use by the Owners of the Village as gardens and/or areas for recreational activities until such time as such licence is terminated by the Registered Owner giving to the Manager one month's written notice Provided That notwithstanding anything contained in the Principal Deed or in this Clause 4, the Registered Owner shall not license the Village Retained Areas to the Manager as aforesaid prior to the formation of the Village Owners' Committee and the Registered Owner shall not grant such licence to the Manager except with the prior approval of the Village Owners' Committee Provided further that except where such a licence in favour of the Manager is subsisting, the Owner of the Village Retained Areas shall at its own expense maintain the Village Retained Areas in good repair and condition.

SECTION IV

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

Subject to the provisions of the Principal Deed:-

1. Every assignment of an Undivided Share in the Lot and the Village shall contain an express covenant by the purchaser thereof to notify the Manager of any change of ownership within one month from the date of the assignment.
2.
 - (a) Each Owner of the Village shall promptly and punctually pay the Government rent in respect of the part of the Village owned by him in accordance with the provisions of the Government Rent (Assessment and Collection) Ordinance (Cap.515) and shall indemnify the other Owners from and against all liabilities therefor;
 - (b) The Manager shall on behalf of the Owners of the Village pay the Government rent (if any) attributable to the Village Common Areas and such Government rent shall form part of the Management Expenses;
 - (c) Each Owner shall promptly pay and discharge all existing and future taxes, rates, assessments, property tax and outgoings of every kind and description for the time being assessed or payable in respect of that part of the Village owned by him and shall indemnify the other Owners from and against all liability therefor.
3. Each Owner shall pay to the Manager on the due date his due proportion of the Manager's Remuneration and the Management Expenses payable by such Owner as herein provided.

4. No Owner shall make any structural alterations to any part of the Buildings or Village owned by him which may damage or affect or interfere with the use and enjoyment of any other part or parts of the Buildings or Village whether in separate or common occupation nor will any Owner use, cut, injure, damage, alter or interfere with any part or parts of the Village Common Areas or City Common Areas or any of the Village Common Facilities or City Common Facilities or any equipment or apparatus on in or upon the Lot not being equipment or apparatus for the exclusive use and benefit of any such Owner.
5. No Owner shall do or permit or suffer to be done any act or thing in contravention of the terms and conditions in the Conditions or whereby any insurance on the Buildings or Village or any part thereof may become void or voidable or whereby the premium for any such insurance may be increased and in the event of any breach of this Clause by any Owner, in addition to any other liability incurred thereby, such Owner shall pay to the Manager the amount of any increase in premium caused by or on account of such breach.
6. Each Owner shall be responsible for and shall indemnify all other Owners and occupiers against all actions, proceedings, claims and demands whatsoever arising out of or in respect of any loss or damage to any person or property caused by or as the result of the act or negligence of such Owner or any occupier of any part of the Buildings or Village owned by him or any person using such part of the Buildings or Village with his consent expressed or implied or by or through or in any way owing to the overflow of water therefrom.
7. Each Owner shall be responsible to the other Owners for the time being for the acts and omissions of all persons occupying with his consent expressed or implied any part or parts of the Buildings or Village owned by him and shall pay all costs, charges and expenses incurred in repairing or making good any loss or damage caused by the act, neglect or default of any such person. In the case of loss or damage which the Manager is responsible to make good or repair such costs, charges and expenses shall be recoverable by the Manager as hereinafter provided and in the case of loss or damage suffered by other Owners or occupiers of any part of the Buildings or Village for which the Manager is not responsible to repair or make good, such costs, charges and expenses together with all other damages recoverable by law shall be recoverable by the person or persons sustaining the loss or damage.
8. No Owner shall at any time exercise or attempt to exercise any statutory or common law right to partition the Lot or the Village or the Buildings or any part or parts thereof.
9. No Owner shall do or permit or suffer to be done and each Owner shall take all possible steps to prevent his tenants, occupiers or licensees from doing any act, deed, matter or thing which in any way interferes with or affects or which is likely to interfere with or affect the construction of any part of the City at any time in the course of construction and/or the management and the maintenance of the City or the Village or the Buildings.

10. - Each Owner shall maintain in good repair and condition that part of the Buildings or Village owned by him to the satisfaction of the Manager and in such manner as to avoid any loss, damage, nuisance or annoyance to the Owners or occupiers of any other part or parts of the Buildings or Village.
11. No Owner shall use or permit or suffer the part of the Buildings or Village owned by him to be used for any illegal or immoral purpose nor will he do cause or permit or suffer to be done any act or thing which may be or become a nuisance or annoyance to or cause damage to the other Owners and occupiers for the time being provided always that nothing in this provision shall restrict the Registered Owner in its development of the Village or other parts of the City in accordance with the Master Plans.
12. No Owner shall use or permit or suffer any part of the Buildings or Village owned by him to be used except in accordance with any applicable Building Regulations or any Ordinances and Regulations or other permit, consent or requirement from time to time applicable thereto.
13. Subject to Clause 3 of Section III, no part of the City Common Areas, City Retained Areas, Major Roads, Passageways, Village Common Areas or Village Retained Areas shall be obstructed or encumbered save with the licence of the Manager nor shall any refuse or other matter or things be placed or left thereon and no Owner shall do or suffer or permit to be done anything in such City Common Areas, City Retained Areas, Major Roads, Passageways, Village Common Areas or Village Retained Areas as may be or become a nuisance to any other Owners or occupiers of the Buildings or Village or any other part of the City.
14. The refuse disposal areas (if any) shall be used only in the manner prescribed by the Manager and subject to the City Rules and Village Rules (if any) covering the same.
15. No Owner shall be entitled to connect any installation to any aerial installed by the Manager except with the permission of the Manager and in accordance with any City Rules or Village Rules relating to the same. No Owner shall affix or install his own private aerial and/or satellite dish outside any part of the Buildings except with the prior written consent of the Manager.
16. Subject to Clause 3 of Section III hereof, no external signs, signboards, notices, advertisements, flags, banners, poles, cages, shades, sculptures or other projections or structures whatsoever extending outside the exterior of any Building shall be erected, installed or otherwise affixed to or projected from any Building or any part thereof except with the prior written consent of the Manager.
17. No Owner shall do or permit to be done any act or thing which may or will alter the external appearance and facade colour of any Building or the colour of the window glass panes and the window frames of his Residential Unit without the prior consent in writing of the Manager.

18. -No Owner shall throw out or discard or permit or suffer to be thrown out or discarded from any part of the Building owned by him any refuse, rubbish, litter or other article or thing whatsoever except using the facilities (if any) provided for the disposal thereof.
19. All Owners shall at all times observe and perform the City Rules and the Village Rules.
20. Each Owner may at his own expense install in the part of the Buildings or the part of the Village owned by him such additions, improvements, fixtures, fittings and decoration and remove the same Provided however that no such installation or removal shall cause any structural damage or interfere with the enjoyment of any part of the Buildings or Village and provided further that nothing in this Clause shall inhibit the Registered Owner in proceeding with and completing the construction of the City and the Village and development of the Lot in accordance with the Master Plans.
21. No clothing or laundry shall be hung outside the Residential Unit or any part thereof (other than in the spaces specifically provided therefor) or in the City Common Areas, City Retained Areas, Village Common Areas or Village Retained Areas which in the opinion of the Manager may affect the external appearance of any Building.
22. No Owner shall do or suffer or permit to be done anything whereby the flush or drainage system of any Building may be clogged or the efficient working thereof may be impaired.
23. Subject to Clause 3 of Section III, no Owner of any Building shall build a swimming pool, sauna, whirlpool, hot-tub or jacuzzi whether portable or otherwise or sink a well or erect on the balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) (if any) any objects or structures without the prior written consent of the Manager.
24. No Owner of a Residential Unit of any Building in respect of which balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) (if any) are held therewith shall erect on such balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) (if any) any objects or structures without the prior written consent of the Manager.
25. The Owner of a Residential Unit of any Building in respect of which balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) (if any) are held therewith shall at all times keep such balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) (if any) in a neat and attractive condition. No poultry house shall be constructed on or maintained in such balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) (if any).

26. Except with the Manager's consent, no fowl or animals, other than a reasonable and usual number of normal household pets, shall be kept in a Residential Unit.
27. The Manager shall have the power and right to remove any animals from a Residential Unit if in the opinion of the Manager, such animals are causing a nuisance to other Owners or occupiers of other Residential Units.
28. No Owner shall make any alteration to any installation or fixture so as to affect or be likely to affect the supply of water, electricity or gas.
29. No apparatus or any other fixture shall be installed through the window or external walls of any Building without the prior written consent of the Manager having been first obtained and the conditions of such consent having been complied with.
30. Save with the prior written consent of the Manager, no air-conditioning unit (window type or split type) shall be installed through the window or external walls of any Building except through the apertures or spaces originally designated or designed for such air-conditioning units.
31. Save with the prior approval of the Village Owners' Committee (if formed) and the Manager, no Owner shall convert any part of the Village Common Areas to his own use and for his own benefit nor convert any part of his Residential Unit or any part of the Village exclusively owned by him to Village Common Areas.
32. Every Owner of a Residential Unit shall be obliged to join and become a member of the DISCOVERY BAY RESIDENTS CLUB and to pay the monthly subscriptions promptly and shall obey the club rules and bye-laws thereof and shall promptly transfer his membership to his purchaser upon sale of his Residential Unit and shall be obliged to transfer his membership to his tenant upon signing of a lease in respect of his Residential Unit and pay the administration fee for the transfer of membership charged by the Club all in the manner as provided in the club rules and bye-laws thereof.

SECTION V

COVENANTS AND PROVISIONS APPLICABLE TO OWNERS OF A RESIDENTIAL UNIT

1. All Residential Units shall not be used for any purpose other than for domestic purposes and in particular shall not be used as an apartment house or for any form of commercial letting or occupancy in bed spaces or cubicles. No partitioning shall be erected or installed which does not leave clear access for fire exits and no windows shall be wholly or partially blocked or the light and air therefrom in any way obstructed.

2. No Owners except the Owners having the exclusive right to occupy any balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) or part thereof shall have the right to use the balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) or part thereof except only for escape in the event of fire or emergency. Subject to Clause 3 of Section III, no Owner shall erect or place or cause or permit to be erected or placed any advertising sign or illegal structure on any balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) or any part thereof and the Manager shall have the right to remove anything erected or placed on any balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) in contravention of this provision at the costs and expenses of the Owners having the exclusive right to occupy the balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) (if any).
3. No balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) shall be enclosed or obstructed which in any way shall contravene the Buildings Ordinance, the regulations of the Fire Services Department or other competent authority concerned from time to time in force and the Owner for the time being of any balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) or any part thereof shall ensure that access to the balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) shall at all times remain open and unobstructed.
4. No Owner shall erect, affix, install or attach or permit or suffer to be erected affixed installed or attached in or on or at the door or doors or entrance or entrances of any Residential Unit any metal grille or shutter or gate which shall in any way contravene the regulations of the Fire Services Department or other competent authority concerned from time to time in force and/or which may in any way impede the free and uninterrupted passage over through and along any of the Building Common Areas. Prior to the installation thereof, the Owner shall first obtain the approval in writing of the Manager of the design of any metal grille or shutter or gate.
5. No Owner shall erect, affix, install or attach or permit or suffer to be erected, affixed, installed or attached in or on or to be displayed from any Residential Unit any advertising or other sign of any description (except a small name plate outside the entrance door giving the Owner's or occupier's name) without the prior written approval of the Manager. Any such approval may be given subject to such conditions as the Manager may specify and shall be subject to revocation on reasonable notice.
6. No part of the Village Common Areas shall be obstructed or encumbered nor shall any refuse, matter or other thing be placed thereon nor shall any part of such Village Common Areas be used for any business or private purpose and no Owner shall do or permit or suffer to do anything in such Village Common Areas as may be or become a nuisance or cause annoyance to any other Owners or occupiers of any Building of

which the Residential Unit owned by him forms a part or to any owners or occupiers of any adjoining or neighbouring premises.

7. No Owner shall store or permit to be stored in any Residential Unit any hazardous, dangerous or combustible goods or materials except such as may be reasonably required for the purpose of domestic cooking and heating.
8. No Owner shall enclose, except by fencing approved by the Manager, its own balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) (if any).
9. Owners who have a common fencewall adjoining the gardens of their respective Residential Units shall each have the right to the use of the interior surface of the fencewall on his side. No Owner shall use any portion of the fencewall so as to interfere with the use and enjoyment of the other Owner. No Owner shall erect any fence or any structure or protrusion (such as spikes or wire) on top of the fencewall without the written consent of the other Owner and the written consent of the Manager. No Owner shall put structures of any kind (such as fish ponds) so near to the fencewall as to cause leakage of water to the other side of the fencewall or as to be likely to cause the fencewall to collapse. If the fencewall or any portion thereof, except the interior surface of one side, is damaged or injured from any cause other than the act or negligence of either party, it shall be repaired or rebuilt at their joint cost and expense.
10. Each Owner shall have the right to use the interior surface of the party walls dividing his Residential Unit from the neighbouring Residential Units. No Owner shall use any portion of such party walls so as to interfere with the use and enjoyment of the other Owners. Except for the interior surface of such party walls which shall be repaired and maintained by the relevant Owner of a Residential Unit at his sole cost and expense, all such party walls shall be repaired and maintained at the joint cost and expense of the relevant Owners sharing in common such party walls.
11. No Owner may deck any voids or cover with any structure the balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) (if any) within the compounds of his Residential Unit without having obtained the Manager's prior written consent.
12. No Owner may install, erect or mount any satellite dish and ancillary equipment and connections thereto, any telecommunications transmitter and receiver or cable and wireless communications systems on the balcony(ies) or utility platform(s) or sky terrace(s) or terrace(s) or galaxy garden(s) or verandah(s) or patio garden(s) (if any) of his Residential Unit without having obtained the Manager's prior written consent.
13. The Owner of a Residential Unit of any Building in respect of which balcony(ies) /utility platform(s) are held therewith and which balcony(ies)/utility platform(s) is/are as shown and marked "balcony"/"utility platform" and coloured pink for identification purpose only on the plan(s) annexed to the assignment of such Residential Unit shall

use and maintain such balcony(ies)/utility platform(s) as “non-enclosed” area(s) only and for the purpose(s) for which such balcony(ies)/utility platform(s) is/are originally designed at its sole cost and expense to the satisfaction of the Manager at all times and shall not under any circumstance enclose or seal in such balcony(ies)/utility platform(s) with any structure, substance or materials nor demolish nor relocate such balcony(ies) /utility platform(s) or any part thereof in any way or manner whatsoever.

SECTION VI

MANAGEMENT EXPENSES AND POWERS OF MANAGERS

1. (a) Discovery Bay Services Management Limited shall be appointed as Manager of the Village and the Buildings in accordance with the Principal Deed and each Owner hereby appoints the Manager irrevocably as attorney to enforce the provisions of this Sub-Deed and each Owner hereby covenants not to enforce the terms of this Sub-Deed and any Sub-Sub-Deed of Mutual Covenant otherwise than through the Manager subject to the provisions in the Principal Deed contained and all powers duties and rights of the Manager as provided in Section IV of the Principal Deed shall apply to the management of the Village and the Buildings.
- (b) Notwithstanding anything contained in Clause C1 of Section IV of the Principal Deed, the Manager agrees that it shall not exercise its right under the said clause to effect any increase in the Manager’s Remuneration such that the Manager’s Remuneration exceeds 5% (or such other percentage that has already been approved by the City Owners’ Committee) of the total expenditure for the total management costs of the City and of the Villages and Car Parking Spaces of the City without the prior approval of the City Owners’ Committee.
2. Without prejudice to the powers and rights of the Manager as provided in Section IV of the Principal Deed, the Manager shall have, in connection with its proper management of the Village, the full right and liberty to lease, license, install, maintain and operate or contract for the leasing, licensing, installation, maintenance and operation of the telecommunication transmitters and receivers, tuners, satellite dishes and the ancillary equipment and connections thereto, broadcast reception, information distribution or communication systems including, without limitation, satellite master antennae systems, communal aerial broadcast distribution systems, microwave distribution systems, cable and wireless communications systems and transmission and transponder systems, antennae, aerial dishes, lightning conductors and lighting and other fixtures of whatsoever kind on any part or parts of the roofs, upper roofs and top roofs of the Buildings which form part of the Building Common Areas and/or the Village Common Areas provided always that nothing herein contained shall in any way fetter or prejudice the operation of Sections 19B and 36AA of the Telecommunications Ordinance (Cap.106) And Provided Further that any contracts for the installation or use of aerial broadcast distribution or telecommunications network facilities and contracts for the provision of broadcast distribution network or

telecommunications network services to be entered into by the Manager shall be subject to the following conditions :-

- (a) the term of the contract will not exceed 3 years;
- (b) the rights to be granted under the contract shall be non-exclusive and provide for sharing the use of the facilities and network with other service providers; and
- (c) no Owner is required to make any payment in any form attributable to the provision of the facilities or services, unless he is a subscriber to the relevant service.

This proviso shall not apply to the contracts for the maintenance of the system for distribution of off-air TV and free-to-air SMATV signals.

- 3. For the purpose of determining the contributions to be made by each Owner of a Residential Unit in the Village to the Management Expenses of the City and to the Management Expenses of the Village (including but not limited to the Village Common Areas and the Village Common Facilities) and to the Manager's Remuneration, there shall be allocated to each Residential Unit the number of Management Units set opposite such Residential Unit in the Fourth Column of the Schedule hereto.
- 4. The Manager shall prepare :-
 - (a) annual budget(s) showing the estimated net expenditure in respect of the Village,
 - (b) an annual budget showing the estimated net expenditure in respect of the City together with the amount to be apportioned to the Village in accordance with the provisions of Subsection D of Section IV of the Principal Deed.
- 5. The Owners of the Village shall pay a due proportion of the estimated expenditures contained in Clauses 4(a) and (b) of Section VI of this Sub-Deed according to the number of Management Units allocated to the part or parts of the Village owned by them respectively. The sum payable shall be recalculated regularly as provided in this Sub-Deed and Provided Further That if the total contributions receivable as aforesaid by the Manager shall be insufficient to meet the costs and expenses for the management and maintenance of the City and the Village, then the Owners will make good a due proportion of the deficiency by making a further contribution to the Manager as is necessary to cover such costs and expenses, such further contribution being in the same proportion to the total deficiency as the contribution of the Owners to the overall costs calculated as provided in this Sub-Deed bears to the total of such overall costs.

6. Where any expenditure relates principally to the Village or any part or parts thereof (and whether it so relates shall be exclusively decided by the Manager save for manifest error), the expenditure shall form part of the expenditure of the Village and shall be borne by the Owners of the Village according to the number of Management Units allocated to the part or parts of the Village owned by them respectively.
7. Where there is any expenditure which relates to the Village as well as to the other village(s) adjacent to the Village ("Other Portion(s)") in relation to service(s) to the Village as well as to the Other Portion(s), the Manager shall allocate such expenditure as between the Management Expenses of the Village and the Management Expenses of the Other Portion(s) in proportion to the number of Management Units allocated to the Village and the Other Portion(s) respectively. The Owners of the Village shall pay a due proportion of the expenditure allocated to the Management Expenses of the Village pursuant to this clause according to the number of Management Units allocated to the part or parts of the Village owned by them respectively.
8. Each Owner of the Village is required to pay an Improvement Fund equivalent to one (1) month's management fee and a non-refundable and non-transferable debris removal fee also equivalent to one (1) month's management fee upon completion of the sale and purchase of a Residential Unit or of the part or parts of the Village Retained Areas owned by him. Any debris removal fee paid but not used for debris removal shall be paid into and form part of the Management Funds.
9. On completion of the sale and purchase of a Residential Unit or of a part or parts of the Village Retained Areas, the Owner of such Residential Unit or of such part or parts of the Village Retained Areas shall (i) deposit and maintain with the Manager a sum equivalent to three (3) months' contributions by him under this Sub-Deed as security against his liabilities under this Sub-Deed and such sum shall not be set off against contributions to be made hereunder and shall only be transferable but not refundable and (ii) pay the Manager a sum equivalent to two (2) months' contributions by him under this Sub-Deed as payment in advance of the first two (2) months' contributions.
10. In the event of any Owner failing to pay any sum due and payable by him in accordance with the provisions of this Sub-Deed, the Manager shall have the right (without prejudice to any other right or remedy hereunder) in its absolute discretion to deduct the amount so payable from the deposit held from such Owner under Clause 9(i) of Section VI of this Sub-Deed and to apply the amount so deducted towards payment of the sum payable by such Owner as aforesaid. The Manager shall have the right to demand an Owner to pay the difference in order to maintain the deposit under Clause 9(i) of Section VI of this Sub-Deed to a sum equivalent to three (3) months' contributions by him.
11. Without prejudice to the generality of Section VIII of the Principal Deed and Clause 10 of Section VI of this Sub-Deed, each Owner upon becoming an Owner shall be liable for all arrears of the Management Expenses (if any) and/or other payments (if any) due and payable or other breach(es) of the Principal Deed and/or this Sub-Deed

committed by his predecessor-in-title in respect of his Residential Unit or the part or parts of the Village Retained Areas owned by him insofar as such arrears of the Management Expenses and/or other payments are not recoverable from the said predecessor-in-title by the Manager or where such breach(es) remain unremedied at the time when the Owner assumes ownership of his Residential Unit or his part or parts of the Village Retained Areas.

12. The Manager shall have the right and power to forbid any Owner of a Residential Unit who defaults in payment of any amount due under the provisions of this Sub-Deed or otherwise fails to observe and perform any of the terms and conditions herein contained from using the Village Common Facilities and other common amenities of the Village until such breach has been rectified to the reasonable satisfaction of the Manager Provided that notwithstanding anything contained in the Principal Deed or in this Clause, the Manager shall not interrupt the supply of electricity, water, gas or other utilities which are provided to such Residential Unit or prevent access thereto.
13. Subject as otherwise provided in this Sub-Deed, the Manager shall have the authority to give or withhold its written consent or approval to anything which requires its written consent or approval pursuant to this Sub-Deed or any relevant sub-sub-deed of mutual covenant provided that the Manager shall act reasonably in giving or withholding such written consent or approval and in imposing conditions or additional conditions relating thereto and the giving or withholding by the Manager of such consent or approval shall be final and conclusive and binding on the Owners and where any consent is required from the Manager by an Owner, any sum imposed by the Manager as a consideration for the granting of such consent shall be held by the Manager for the benefit of the Owners and paid into the management account and the Manager shall be entitled to charge and retain a reasonable administrative fee for processing such consent.
14. The Manager shall have the power from time to time to make, revoke and amend the Village Rules regulating the use, operation and maintenance of the Village including the Village Common Areas and the Village Common Facilities and the conduct of persons occupying, using or visiting the same Provided that notwithstanding anything contained in the Principal Deed or in this Clause, the Manager shall not make, revoke and amend the Village Rules except with the prior approval of the Village Owners' Committee (if formed).
15. The Owners of the Residential Units shall each deposit and maintain with the Manager a refundable decoration deposit of HK\$5,000.00 or such smaller sum as may be determined by the Manager from time to time as security for the due observance and performance by the Owners when fitting out their Residential Units of the fitting out procedure prescribed by the Manager. Such decoration deposit shall be refunded by the Manager without interest to the Owners of the Residential Units after completion of the fitting out/decoration by such Owners and upon the Manager being satisfied that this is the case. In this connection, the Owners of the Residential Units shall as soon as practicable after completion of the said fitting out/decoration notify the Manager in writing of the same.

16. -Notwithstanding anything contained in this Sub-Deed, the Registered Owner shall only be obliged to contribute to the Improvement Fund, the debris removal fee and the various deposits and advance payments provided under Clauses 8 and 9 of Section VI of this Sub-Deed in respect of any Residential Unit or any part of the Village Retained Areas which remain(s) unsold after a period of three (3) months from the date of this Sub-Deed. For the purpose of this Clause, a Residential Unit or a part or parts of the Village Retained Areas shall be considered as remaining unsold where no agreement for sale and purchase has been entered into between the Registered Owner and a prospective purchaser in respect of such Residential Unit or such part or parts of the Village Retained Areas. Notwithstanding the aforesaid, the Registered Owner shall not be required to pay debris removal fee unless and until the Registered Owner carries out decoration and/or alteration to the Village Retained Areas during the initial decoration period specified by the Manager.
17. The management expenditure which is to be expended by the Manager for effecting any improvement to the Village Common Areas and the Village Common Facilities shall not exceed ten per cent (10%) of the current annual management budget in respect of the Village, save with the prior approval of the Village Owners' Committee (if formed) or of the Owners in a meeting of the Owners of the Village.
18. The Manager shall have power to provide appropriate and sufficient waste separation and recovery facilities including, but not limited to, waste separation bins at such locations within the Village Common Areas as it may consider suitable and convenient to facilitate waste separation and recovery by the Owners and occupiers of the Village. The Manager shall use all reasonable endeavours to ensure that the waste separation and recovery facilities so provided shall consist of material that will not cause any fire hazard and shall be placed in such locations so as not to cause obstruction to any fire escape route and, to the extent that recycling facilities are reasonably available, recyclable materials recovered from the waste separation and recovery facilities or through the regular cleansing process shall be properly collected, stored, and sent for recycling. The Manager shall maintain the waste separation and recovery facilities in an environmentally acceptable and hygienic manner to avoid creating nuisance to the Owners and occupiers of the Village.
19. The Manager shall have power to organize any activities as it may consider appropriate on a regular basis to promote the environmental awareness of the Owners and occupiers of the Village and to encourage such Owners and occupiers to participate in such activities with a view to improving the environmental conditions of the Village.
20. The Manager shall have power to make Village Rules requiring the Owners and occupiers of the Village to dispose of their rubbish properly for waste separation and recycling purposes.
21. The Manager shall have power to operate or contract for the operation of shuttle bus services for the use and benefit of the Owners and occupiers of the Village whether on

its own or together with the manager and/or owners of other neighbouring premises and during such times and at such intervals and to such destinations as may be appropriate in the circumstances and to charge the users of the shuttle bus services such fares as are reasonable. If the operation of shuttle bus services is for the use and benefit of the Owners and occupiers of the Village as well as the owners and occupiers of other village(s) of the Lot ("Other Village(s)"), the Manager shall allocate the net expenditure or (as the case may be) the net surplus arising from such operation as between the Management Expenses (in the case of net expenditure) or the Management Funds (in the case of net surplus) of the Village and the Management Expenses (in the case of net expenditure) or the Management Funds (in the case of net surplus) of the Other Village(s) in proportion to the number of Management Units allocated to the Village and the Other Village(s) respectively.

SECTION VII

A. MEETINGS OF VILLAGE OWNERS

1. The Owners of the Village shall within nine (9) months from the issue of occupation permit of the Village or within nine (9) months from the date of this Sub-Deed, whichever shall be the later meet for the purpose of electing a Chairman and a Vice-Chairman and not less than 3 members but not more than 5 members to the Village Owners' Committee for a term of two (2) years and transacting business to be tabled at the meeting.
2. A bi-annual general meeting shall be convened by the Manager or the Village Owners' Committee and shall be held once in every two (2) calendar years and the Owners of the Village shall meet in such bi-annual general meeting for the purpose of electing such officers and members as aforesaid and transacting any other business of which due notice is given in the notice convening the meeting.
3. A meeting of the Owners of the Village, other than the bi-annual general meeting of the Owners of the Village, may be convened at any time by the Manager or the Village Owners' Committee or by those Owners who in aggregate have vested in them for the time being not less than five per cent (5%) of the total number of Undivided Shares of the Village.
4. Undivided shares allocated to the Village Common Areas and the Village Common Facilities shall not carry any voting rights nor shall such undivided shares be taken into account for the purpose of counting the quorum of any meeting of the Owners of the Village.
5. The Manager shall send to the meetings a secretary who shall keep a record of the persons present at the meetings and the proceedings thereof.
6. (a) The Owners of the Village shall be entitled to notice of meetings of the Owners of the Village or to attend or vote at any such meeting.

- (b) The husband or wife of an Owner being entitled to attend and vote or any proxy of such Owner duly authorised in writing by such Owner shall be entitled to attend and vote on such Owner's behalf.
 - (c) In case of any Owner being entitled to attend and vote and being a corporate body, any representative appointed by such Owner shall be entitled to attend and vote on behalf of such Owner. Such appointment shall be in writing addressed to the Manager and may be revoked at any time on notice in writing being given to the Manager.
 - (d) The Manager shall be represented at the meetings by a duly appointed representative.
 - (e) The Registered Owner may be represented at the meetings by a duly appointed representative who shall be entitled to vote in respect of any Undivided Share of the Village held by the Registered Owner.
7. A meeting of the Owners of the Village shall be presided over by the Chairman of the Village Owners' Committee, or in his absence, the Owners present at the meeting shall choose one of them to be the Chairman of that meeting.
8. No business shall be transacted at any time unless a quorum is present in person or by proxy when the meeting proceeds to business and not less than 10% of the Undivided Shares of the Village and the said representative of the Manager shall be a quorum.
9. All resolutions put to the vote of the meeting shall be decided by poll.
10. Every Owner including the Registered Owner in respect of every Undivided Share of the Village owned by him shall have one vote for every Undivided Share of the Village held by him. Votes may be given either personally or by proxy or by a duly authorised representative of the Owner of the Village.
11. If an Undivided Share of the Village is owned by two (2) or more persons, any vote in respect of that Undivided Share of the Village may be cast :-
- (a) by a proxy appointed by any one of the co-owners;
 - (b) by one (1) co-owner appointed by the others; or
 - (c) if no appointment has been made under sub-paragraphs (a) and (b), by the co-owner whose name stands first in relation to that Undivided Share of the Village in the register kept at the Land Registry.
12. In the case of an equality of votes, the person presiding over the meeting shall have a second or casting vote.

13. An instrument appointing a proxy shall be in writing signed by the Owner or, if the Owner is a body corporate, under the seal of that body and shall be lodged with the secretary not less than 24 hours before the time for the holding of the meeting at which such proxy proposes to vote, or within such lesser time as the Chairman of the meeting shall allow, otherwise such appointment shall have no effect.
14. An Owner who has failed to pay his due proportion of the Management Expenses and the Manager's Remuneration shall not be entitled to be present or to vote at any meeting of the Owners of the Village.
15. All resolutions passed at a meeting duly convened and held shall be binding on all Owners insofar as the Village is concerned but such resolutions shall not be binding on the Manager or conflict with the provisions of this Sub-Deed, the Principal Deed or the City Rules or any decision of the City Owners' Committee.
16. The purpose of such meetings, in addition to the election of officers and members of the Village Owners' Committee as aforesaid, shall be to discuss matters relating to the Village. The Owners of the Village attending such meetings shall have the power to pass a resolution to require the Manager to appoint an accountant or some other independent auditor nominated by such Owners to audit the annual accounts prepared by the Manager.
17. The Chairman, or in his absence the Vice-Chairman, shall represent the Village in the City Owners' Committee.
18. The Chairman, the Vice-Chairman and any other officer of the Village Owners' Committee shall be elected in the following manner. The candidates for election shall be proposed and seconded by any Owners present in person or by proxy at the meeting. As soon as all candidates have been proposed and seconded and provided that such candidates consent to be elected, their names will be put before the meeting who will vote thereon PROVIDED THAT where the current Chairman or in his absence, the current Vice-Chairman of the Village Owners' Committee offers himself for election as the Chairman of the Village Owners' Committee, he shall not chair any meeting at which such election shall take place, in which case any Owner (or in the case of an Owner being a corporate body, the representative appointed by such Owner) not standing for such election or the Manager or a duly appointed representative of the Manager shall chair such meeting.

B. MEETINGS OF THE VILLAGE OWNERS' COMMITTEE

1. The Chairman, Vice-Chairman and members of the Village Owners' Committee (hereinafter referred to as "the Committee") elected in accordance with the provisions of Subsection A of Section VII of this Sub-Deed and the Manager or its representative shall be the Village Owners' Committee, which shall, unless the Committee otherwise resolves, meet not less than twice a year.
2. The meeting of the Committee shall be convened by the Manager by at least seven (7)

days' notice in writing specifying the time and place of the meeting and the subjects to be discussed.

3. The Manager shall send to the meetings a secretary who shall keep a record of the persons present at the meetings and the proceedings thereof.
4. The Manager may be represented at the meetings by a duly appointed representative.
5. The Chairman or any three (3) members may request the Manager to convene a meeting and the Manager shall, upon such request, convene the meeting in accordance with the provisions of Clause 2 of Subsection B of Section VII of this Sub-Deed.
6. No business shall be transacted at any time unless a quorum is present when the meeting proceeds to business and not less than three (3) members of the Committee shall be a quorum.
7. All resolutions put to the vote of the meeting shall be decided by a simple majority. Each member shall have one (1) vote and votes can be given either in person by members present at the meeting or, where any member is not present in person at the meeting (the "absentee member"), either by a representative of the Manager appointed for this purpose by the absentee member or by an alternate member appointed for this purpose by the absentee member provided that such alternate member must also be a member of the Committee. For the avoidance of doubt, such alternate member present at the meeting shall be entitled to vote on behalf of the absentee member in addition to his entitlement to vote in his own right as a member of the Committee. The Manager or his representative, save in the capacity as a representative appointed by the absentee member for the purpose of this Clause, shall not be entitled to vote in any meeting of the Committee.
8. All resolutions passed at a meeting of the Committee duly convened and held shall be binding on all Owners insofar as the Village is concerned but such resolution shall not be binding on the Manager or conflict with the provisions of the Principal Deed or this Sub-Deed, the City Rules or any decision of the City Owners' Committee.
9. The purpose of a meeting of the Committee shall be to discuss matters relating to the Village, to fill any casual vacancy which may occur in the post of Chairman or Vice-Chairman or other member of the Committee but any person appointed to fill such position shall vacate such position at the conclusion of the next meeting of the Owners of the Village but such person may offer himself for re-election in accordance with Clause 18 of Subsection A of Section VII of this Sub-Deed, to give directions and advice to the Chairman or Vice-Chairman on any issue before or expected to come before the City Owners' Committee, to make suggestions for the amendment, deletion or addition to the Village Rules and to decide on and undertake such duties as the Manager may delegate to the Committee.
10. The Committee may continue to act notwithstanding any vacancies in the number provided that the number is not reduced to below five (5). In the event that the

number is reduced to below five (5), the remaining members of the Committee may act but only for the purpose of calling for a meeting to fill in the vacancy.

11. A member shall hold office until the next election provided that he shall nevertheless cease to hold office if:-
 - (a) he resigns by notice in writing to the Committee;
 - (b) he ceases to be an Owner;
 - (c) he becomes bankrupt or is wound up or is insolvent or enters into a composition with his creditors or is convicted of a criminal offence other than a summary offence not involving dishonesty;
 - (d) he becomes incapacitated by physical or mental illness or death; or
 - (e) he has defaulted in paying his contribution towards the Management Expenses.

SECTION VIII

MISCELLANEOUS

1. Notwithstanding anything herein contained, the Owners of the Village shall in accordance with the Management Units allocated to the part or parts of the Village owned by them contribute to the expense for the maintenance, repair and the carrying out of all works in respect of the Slopes and Retaining Walls in accordance with the "Geoguide 5 – Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended from time to time) and the slope maintenance manual. A Slopes and Retaining Walls plan showing the Slopes and Retaining Walls is annexed hereto for identification purpose and a copy of the slope maintenance manual shall be kept at the Manager's office in the Village and may be inspected by the Owners of the Village free of charge during the normal office hours of the Manager. The Manager is hereby given full authority by the Owners of the Village to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition any of such Slopes and Retaining Walls in accordance with such slope maintenance manual and all guidelines issued from time to time by the appropriate Government department regarding the maintenance of slopes, retaining walls and related structures. The Manager shall have the right to demand the Owners of the Village for payment to the Manager of all costs lawfully incurred or to be incurred by the Manager in carrying out such works regarding the maintenance of the Slopes and Retaining Walls. The Manager shall not be personally liable for carrying out any such works regarding the maintenance of the Slopes and Retaining Walls which shall remain the responsibility of the Owners of the Village if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners of the Village.

2. The provisions of the Seventh Schedule to the Building Management Ordinance (Cap.344) shall be incorporated into and form part of this Sub-Deed. The provisions of the Eighth Schedule to the Building Management Ordinance (Cap. 344) in force as at the date of this Sub-Deed shall, to the extent that they are consistent with the Principal Deed, be incorporated into this Sub-Deed (the "incorporated provisions") and to the extent that any provision in this Sub-Deed is inconsistent with the incorporated provisions, the incorporated provisions shall prevail.
3.
 - (a) A set of the plans showing the Village Common Areas and certified by the Authorised Person as such is annexed hereto with the Village Common Areas shown and coloured green and red thereon for identification purpose.
 - (b) A copy of a set of such plans shall be kept at the Manager's office in the Village and may be inspected by the Owners of the Village free of charge during the normal office hours of the Manager.
4. The mutual covenants herein contained are intended to be annexed to and shall run with the land and each and every undivided share therein and shall be enforceable by and against the Owners for the time being of such undivided shares 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 Sub-Deed Provided however that no person shall be liable for any of the covenants or provisions of this Sub-Deed in respect of any undivided share owned by him after ceasing to be an Owner save and except in respect of any breach, non-observance or non-performance by such person of any such covenants or provisions prior to his ceasing to be the Owner thereof.
5. The Registered Owner shall at its own cost provide a direct translation or summary in Chinese of this Sub-Deed within three (3) months from the execution hereof and shall ensure that it is available for inspection by the Owners at the management office in the Village. A copy of the Chinese translation or summary shall be provided to any Owner upon request at the expense of such Owner. In the event of any dispute between the Chinese translation or summary and the English document, the latter shall prevail.
6. Any Owner not occupying his Residential Unit must provide the Manager with an address within the jurisdiction of the Hong Kong Special Administrative Region for service of notices under the terms of this Sub-Deed, failing which the address of his Residential Unit shall be deemed to be his address for service.

IN WITNESS whereof the Registered Owner, the Manager and the First Purchaser have caused this Sub-Deed to be duly executed the day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

	<u>First Column</u>	<u>Second Column</u>	<u>Third Column</u>	<u>Fourth Column</u>
(A)	Residential Units	Undivided Shares of and in the Lot	Undivided Shares of and in the buildings and other structures and ancillary works erected on the Village	Management Units
	<u>Buildings</u>			
	<u>(Block 1)</u>			
	<u>Floor</u> <u>Flat</u>			
	3 rd – 22 nd	A* 8/250,000 th shares	8/5,522 nd shares	8 management units
		B* 8/250,000 th shares	8/5,522 nd shares	8 management units
		C* 8/250,000 th shares	8/5,522 nd shares	8 management units
		D* 10/250,000 th shares	10/5,522 nd shares	10 management units
		E* 9/250,000 th shares	9/5,522 nd shares	9 management units
		F* 10/250,000 th shares	10/5,522 nd shares	10 management units
		G* 8/250,000 th shares	8/5,522 nd shares	8 management units
	23 rd – 27 th	A* 8/250,000 th shares	8/5,522 nd shares	8 management units
		B* 8/250,000 th shares	8/5,522 nd shares	8 management units
		D* 9/250,000 th shares	9/5,522 nd shares	9 management units
		E* 9/250,000 th shares	9/5,522 nd shares	9 management units
		G* 8/250,000 th shares	8/5,522 nd shares	8 management units
	23 rd – 27 th (Duplex)	C@●(23 rd & 25 th Floors)	18/250,000 th shares	18 management units
	(2 storey)	C#(26 th & 27 th Floors)	18/250,000 th shares	18 management units
		F@●(23 rd & 25 th Floors)	18/250,000 th shares	18 management units
		F#(26 th & 27 th Floors)	18/250,000 th shares	18 management units
	28 th	A* 8/250,000 th shares	8/5,522 nd shares	8 management units
		B* 8/250,000 th shares	8/5,522 nd shares	8 management units
		G* 8/250,000 th shares	8/5,522 nd shares	8 management units
	28 th & 29 th	C●■@	17/250,000 th shares	17 management units
	(Duplex)	D●▲	17/250,000 th shares	17 management units
		E●■@	16/250,000 th shares	16 management units
	Sub-Total :	1,351/250,000 th shares	1,351/5,522 nd shares	1,351 management units

(Block 2)				
Floor	Flat			
3 rd – 19 th	A*	9/250,000 th shares	9/5,522 nd shares	9 management units
	B*	8/250,000 th shares	8/5,522 nd shares	8 management units
	C*	8/250,000 th shares	8/5,522 nd shares	8 management units
	D*	9/250,000 th shares	9/5,522 nd shares	9 management units
	E*	9/250,000 th shares	9/5,522 nd shares	9 management units
	F*	10/250,000 th shares	10/5,522 nd shares	10 management units
	G*	5/250,000 th shares	5/5,522 nd shares	5 management units
20 th – 23 rd	A*	10/250,000 th shares	10/5,522 nd shares	10 management units
	B*	8/250,000 th shares	8/5,522 nd shares	8 management units
	D*	8/250,000 th shares	8/5,522 nd shares	8 management units
	E*	9/250,000 th shares	9/5,522 nd shares	9 management units
	G*	5/250,000 th shares	5/5,522 nd shares	5 management units
20 th – 23 rd (Duplex) (2 storey)	C*●@ (20 th & 21 st Floors)	17/250,000 th shares	17/5,522 nd shares	17 management units
	C*(22 nd & 23 rd Floors)	17/250,000 th shares	17/5,522 nd shares	17 management units
	F●@ (20 th & 21 st Floors)	18/250,000 th shares	18/5,522 nd shares	18 management units
	F#(22 nd & 23 rd Floors)	18/250,000 th shares	18/5,522 nd shares	18 management units
25 th	A*	10/250,000 th shares	10/5,522 nd shares	10 management units
	B*	8/250,000 th shares	8/5,522 nd shares	8 management units
	G*	5/250,000 th shares	5/5,523 rd shares	5 management units
25 th & 26 th (Duplex)	C■@	16/250,000 th shares	16/5,522 nd shares	16 management units
	D●▲	17/250,000 th shares	17/5,522 nd shares	17 management units
	E●■@	16/250,000 th shares	16/5,522 nd shares	16 management units
Sub-Total :		1,114/250,000 th shares	1,114/5,522 nd shares	1,114 management units

(Block 3)				
Floor	Flat			
3 rd	A*□	9/250,000 th shares	9/5,522 nd shares	9 management units
	C*□	11/250,000 th shares	11/5,522 nd shares	11 management units
	F*□	11/250,000 th shares	11/5,522 nd shares	11 management units
5 th & 6 th	A*	9/250,000 th shares	9/5,522 nd shares	9 management units
	C*	11/250,000 th shares	11/5,522 nd shares	11 management units
	F*	11/250,000 th shares	11/5,522 nd shares	11 management units
7 th – 16 th	A*	9/250,000 th shares	9/5,522 nd shares	9 management units
	B*	8/250,000 th shares	8/5,522 nd shares	8 management units
	C*	8/250,000 th shares	8/5,522 nd shares	8 management units
	D*	7/250,000 th shares	7/5,522 nd shares	7 management units
	E*	12/250,000 th shares	12/5,522 nd shares	12 management units
	F*	11/250,000 th shares	11/5,522 nd shares	11 management units
	G*	5/250,000 th shares	5/5,522 nd shares	5 management units
17 th – 20 th	A*	9/250,000 th shares	9/5,522 nd shares	9 management units
	B*	8/250,000 th shares	8/5,522 nd shares	8 management units
	D*	6/250,000 th shares	6/5,522 nd shares	6 management units
	E*	10/250,000 th shares	10/5,522 nd shares	10 management units
	G*	5/250,000 th shares	5/5,522 nd shares	5 management units
17 th – 20 th (Duplex) (2 storey)	C*@●(17 th & 18 th Floors)	19/250,000 th shares	19/5,522 nd shares	19 management units
	C#(19 th & 20 th Floors)	19/250,000 th shares	19/5,522 nd shares	19 management units
	F*@●(17 th & 18 th Floors)	20/250,000 th shares	20/5,522 nd shares	20 management units
	F#(19 th & 20 th Floors)	19/250,000 th shares	19/5,522 nd shares	19 management units
21 st	A*	9/250,000 th shares	9/5,522 nd shares	9 management units
	B*	8/250,000 th shares	8/5,522 nd shares	8 management units
	G*	5/250,000 th shares	5/5,522 nd shares	5 management units
21 st & 22 nd (Duplex)	C@●■	17/250,000 th shares	17/5,522 nd shares	17 management units
	D●▲	17/250,000 th shares	17/5,522 nd shares	17 management units
	E@●■	17/250,000 th shares	17/5,522 nd shares	17 management units
Sub-Total :		875/250,000 th shares	875/5,522 nd shares	875 management units

(Block 5)				
Floor	Flat			
3 rd	A*□	9/250,000 th shares	9/5,522 nd shares	9 management units
	C*□	11/250,000 th shares	11/5,522 nd shares	11 management units
	F*	11/250,000 th shares	11/5,522 nd shares	11 management units
5 th & 6 th	A*	9/250,000 th shares	9/5,522 nd shares	9 management units
	C*	11/250,000 th shares	11/5,522 nd shares	11 management units
	F*	11/250,000 th shares	11/5,522 nd shares	11 management units
7 th – 15 th	A*	9/250,000 th shares	9/5,522 nd shares	9 management units
	B*	8/250,000 th shares	8/5,522 nd shares	8 management units
	C*	8/250,000 th shares	8/5,522 nd shares	8 management units
	D*	7/250,000 th shares	7/5,522 nd shares	7 management units
	E*	12/250,000 th shares	12/5,522 nd shares	12 management units
	F*	11/250,000 th shares	11/5,522 nd shares	11 management units
	G*	5/250,000 th shares	5/5,522 nd shares	5 management units
16 th – 19 th	A*	9/250,000 th shares	9/5,522 nd shares	9 management units
	B*	8/250,000 th shares	8/5,522 nd shares	8 management units
	D*	6/250,000 th shares	6/5,522 nd shares	6 management units
	E*	10/250,000 th shares	10/5,522 nd shares	10 management units
	G*	5/250,000 th shares	5/5,522 nd shares	5 management units
	C*●@ (16 th & 17 th Floors)	19/250,000 th shares	19/5,522 nd shares	19 management units
16 th – 19 th (Duplex) (2 storey)	C#(18 th & 19 th Floors)	19/250,000 th shares	19/5,522 nd shares	19 management units
	F*●@ (16 & 17 th Floors)	20/250,000 th shares	20/5,522 nd shares	20 management units
	F#(18 th & 19 th Floors)	19/250,000 th shares	19/5,522 nd shares	19 management units
20 th	A*	9/250,000 th shares	9/5,522 nd shares	9 management units
	B*	8/250,000 th shares	8/5,522 nd shares	8 management units
	G*	5/250,000 th shares	5/5,522 nd shares	5 management units
20 th & 21 st (Duplex)	C@●■	17/250,000 th shares	17/5,522 nd shares	17 management units
	D●▲	17/250,000 th shares	17/5,522 nd shares	17 management units
	E@●■	17/250,000 th shares	17/5,522 nd shares	17 management units
Sub-Total :		815/250,000 th shares	815/5,522 nd shares	815 management units

(Block 6)				
Floor	Flat			
3 rd	A*□	9/250,000 th shares	9/5,522 nd shares	9 management units
	C*□	11/250,000 th shares	11/5,522 nd shares	11 management units
	F*	11/250,000 th shares	11/5,522 nd shares	11 management units
5 th & 6 th	A*	9/250,000 th shares	9/5,522 nd shares	9 management units
	C*	11/250,000 th shares	11/5,522 nd shares	11 management units
	F*	11/250,000 th shares	11/5,522 nd shares	11 management units
7 th – 12 th	A*	9/250,000 th shares	9/5,522 nd shares	9 management units
	B#	8/250,000 th shares	8/5,522 nd shares	8 management units
	C*	8/250,000 th shares	8/5,522 nd shares	8 management units
	D*	7/250,000 th shares	7/5,522 nd shares	7 management units
	E*	12/250,000 th shares	12/5,522 nd shares	12 management units
	F*	11/250,000 th shares	11/5,522 nd shares	11 management units
	G*	5/250,000 th shares	5/5,522 nd shares	5 management units
15 th – 18 th	A*	9/250,000 th shares	9/5,522 nd shares	9 management units
	B#	8/250,000 th shares	8/5,522 nd shares	8 management units
	D*	6/250,000 th shares	6/5,522 nd shares	6 management units
	E*	10/250,000 th shares	10/5,522 nd shares	10 management units
	G*	5/250,000 th shares	5/5,522 nd shares	5 management units
	C*@●(15 th & 16 th Floors)	19/250,000 th shares	19/5,522 nd shares	19 management units
15 th – 18 th (Duplex) (2 storey)	C#(17 th & 18 th Floors)	18/250,000 th shares	18/5,522 nd shares	18 management units
	F*@●(15 th & 16 th Floors)	20/250,000 th shares	20/5,522 nd shares	20 management units
	F#(17 th & 18 th Floors)	19/250,000 th shares	19/5,522 nd shares	19 management units
19 th	A*	9/250,000 th shares	9/5,522 nd shares	9 management units
	B#	8/250,000 th shares	8/5,522 nd shares	8 management units
	G*	5/250,000 th shares	5/5,522 nd shares	5 management units
19 th & 20 th (Duplex)	C@●■	17/250,000 th shares	17/5,522 nd shares	17 management units
	D●▲	17/250,000 th shares	17/5,522 nd shares	17 management units
	E@●■	17/250,000 th shares	17/5,522 nd shares	17 management units
Sub-Total :		754/250,000 th shares	754/5,522 nd shares	754 management units

Remarks:

1. 1st Floor, 2nd Floor, 4th Floor, 13th Floor, 14th Floor and 24th Floor are omitted.
2. * means including the balcony(ies) and utility platform(s) thereof.
3. # means including the balcony(ies) thereof.
4. @ means including the sky terrace(s) thereof.
5. ● means including the terrace(s) thereof.

6. ■ means including the galaxy garden(s) thereof.
 7. ▲ means including the verandah(s) thereof.
 8. □ means including the patio garden(s) thereof.

(B) Village Retained Areas	24/250,000 th shares	24/5,522 nd shares	24 management units
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<u>Summary</u>			
Buildings	4,909/250,000 th shares	4,909/5,522 nd shares	4,909 management units
Village Retained Areas	24/250,000 th shares	24/5,522 nd shares	24 management units
Total :	4,933/250,000 th shares	4,933/5,522 nd shares	4,933 management units

SEALED with the Common Seal of
the Registered Owner in the presence of and
SIGNED

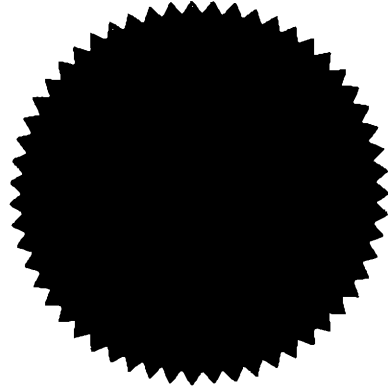
by **Ho Pak Ching Loretta** and
Tang Moon Wah

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

Wendy Chow
Solicitor, Hong Kong SAR
Slaughter and May

Loretta Ho

Tang Moon Wah



SIGNED SEALED and DELIVERED by)
the First Purchaser (who having been)
previously identified by the production of)
their Hong Kong Identity Cards)
Nos.R187134(9) and XD615699(7))
respectively) in the presence of :-)

Yuen Kwok Kit
YUEN KWOK KIT
Clerk to Slaughter and May
Solicitors, Hong Kong SAR

[Signature]

[Signature]

I hereby verify the signature of
YUEN KWOK KIT

Wendy Chow
WENDY CHOW
Solicitor, Hong Kong SAR
Slaughter and May

SEALED with the Common Seal of
the Manager in the presence of and
SIGNED by **Chung Sam Tin Abraham**

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

Wendy Chow
Solicitor, Hong Kong SAR
Slaughter and May

Sub-DMC (engrossed 6-12-06)

INTERPRETED to the First Purchaser by :-

A handwritten signature in black ink, appearing to read 'Yuen Kwok Kit', written over a horizontal line.

YUEN KWOK KIT

**Clerk to Slaughter and May
Solicitors, Hong Kong SAR**

Dated the 27th day of December 2006

HONG KONG RESORT COMPANY LIMITED

and

TSCHUPP-LAMBERT, PAULA MICHELE
and TSCHUPP-LAMBERT, UELI

and

DISCOVERY BAY SERVICES MANAGEMENT
LIMITED

SUB-DEED OF MUTUAL COVENANT

in respect of

CHIANTI (尙堤), AREA N1c, THE REMAINING
PORTION OF LOT NO.385 IN DEMARCATION
DISTRICT NO.352 AND THE EXTENSIONS
THERE TO, DISCOVERY BAY, LANTAU ISLAND,
HONG KONG

REGISTERED



註冊摘要編號 Memorial No.: No.
07011601060022

on

本文書於2007年1月16日在土地註冊處
以上述註冊摘要編號註冊。

This instrument was registered in the
Land Registry by the above Memorial
No. on 16 January 2007.

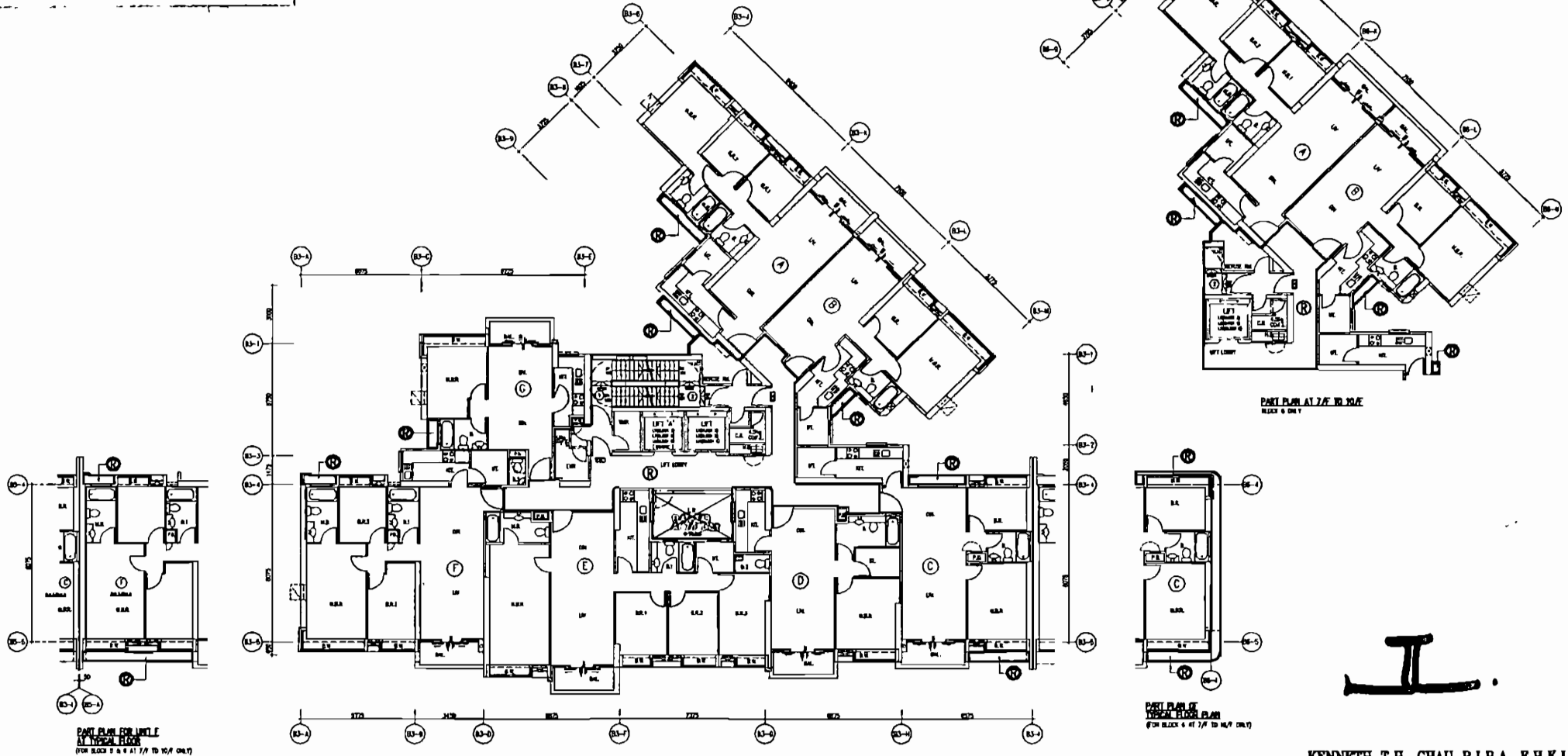
土地註冊處處長
Land Registrar

Kao, Lee & Yip
Solicitors & Notaries,
17th Floor, Gloucester Tower,
The Landmark,
Central,
Hong Kong.

Ref : K/LWY/65880/RM/bc(CV)-Nts



註冊摘要編號 MN: 07011801080022 A4C



FLOOR PLAN
BLOCK 3, 5 & 6 TYPICAL FLOOR PLAN AT 7/F TO 10/F

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA M1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

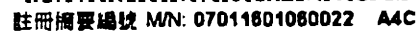
KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

Ⓢ VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY



KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

⑫ VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

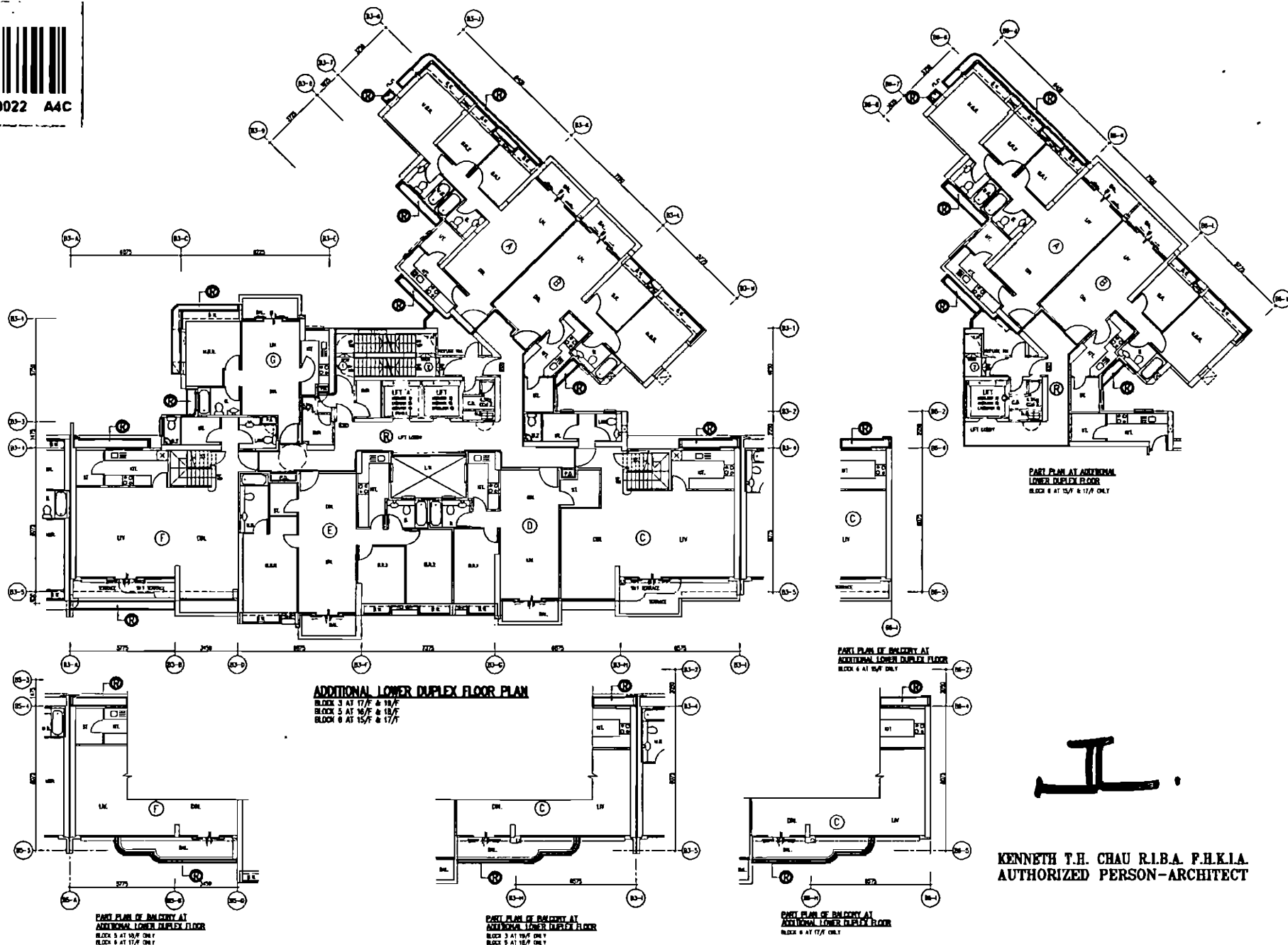
NOTES
1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA n/c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.



註冊摘要編號 M/N: 07011601060022 A4C



II.

KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

⊙ VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

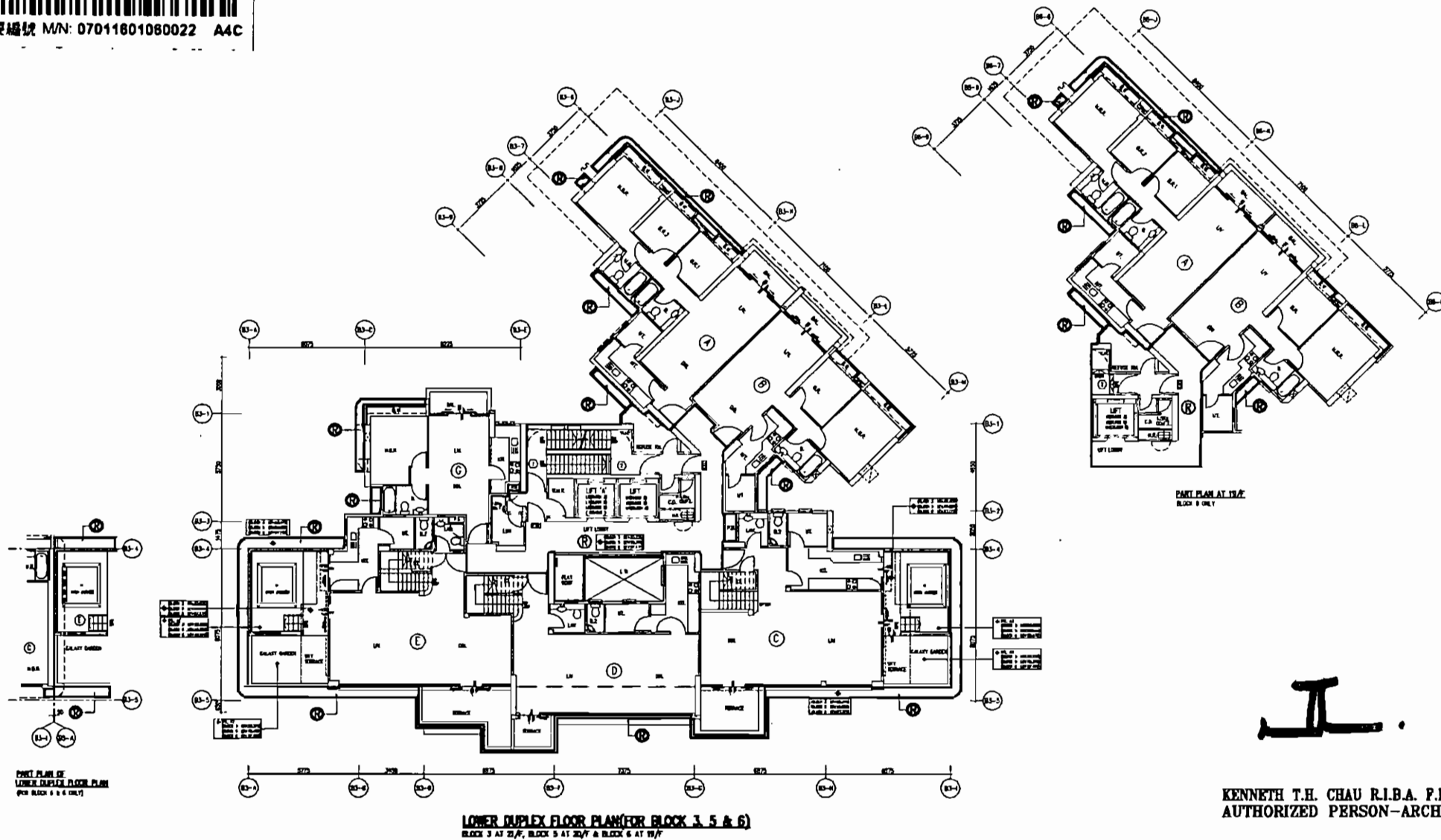
1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA M1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.



註冊摘要編號 M/N: 07011601060022 A4C



PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA W1C
THE REMAINING PORTION OF LOT NO. 385 IN D.D. NO. 352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

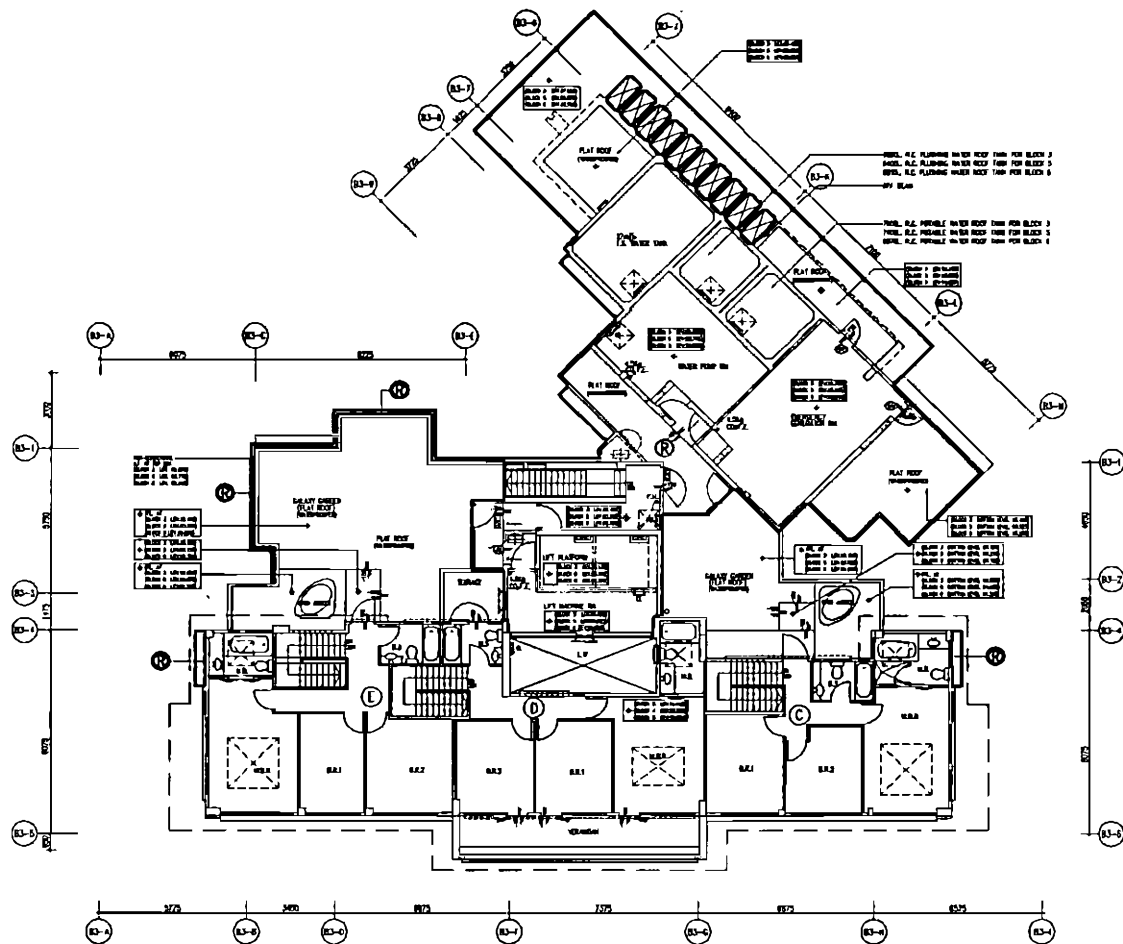
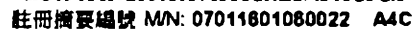
KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

⊗ VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY



UPPER DUPLEX FLOOR PLAN (FOR BLOCK 3, 5 & 6)
BLOCK 3 AT 21/F
BLOCK 5 AT 21/F
BLOCK 6 AT 21/F

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA N1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

I

KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

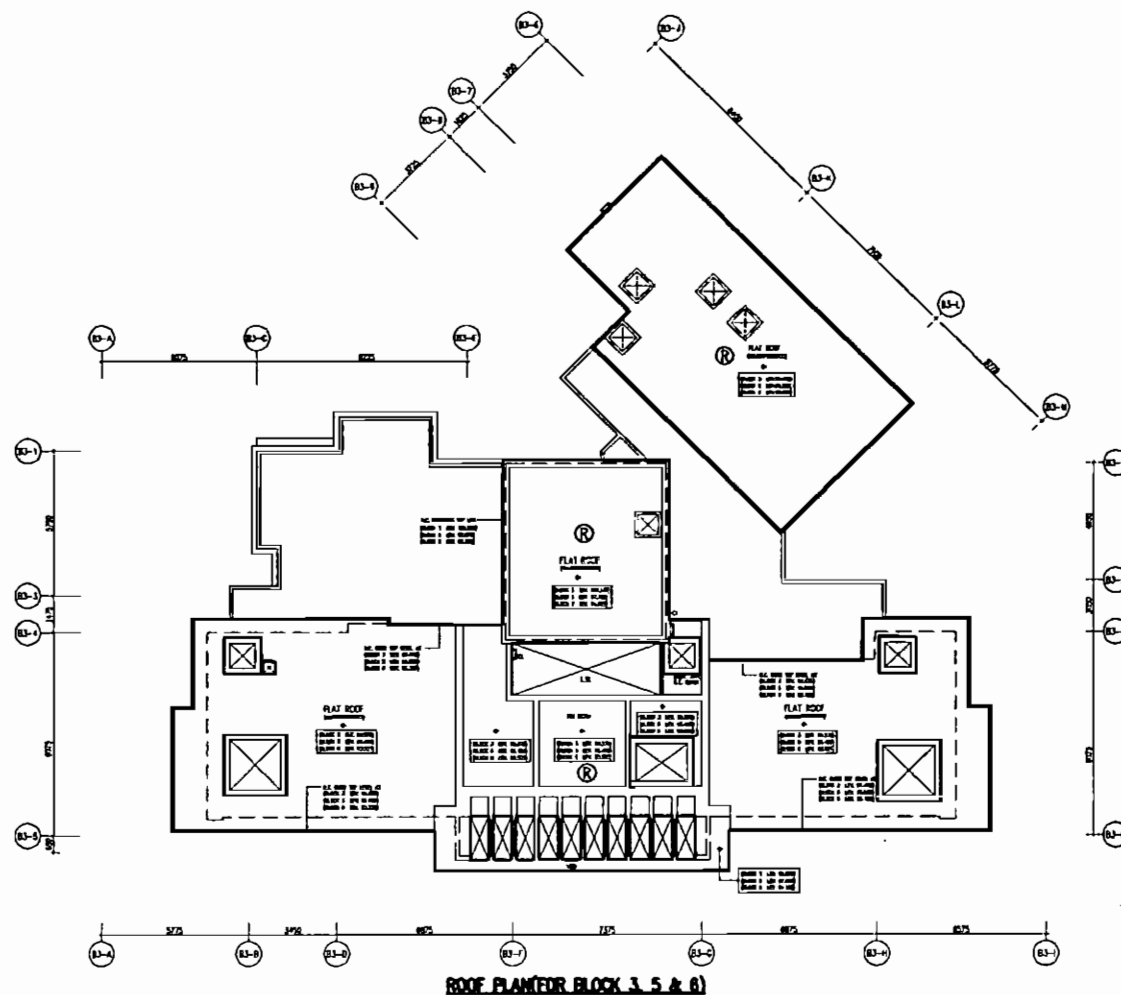
- ⑬ VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY



註冊編號 M/N: 07011601080022 A4C



PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA N1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

II

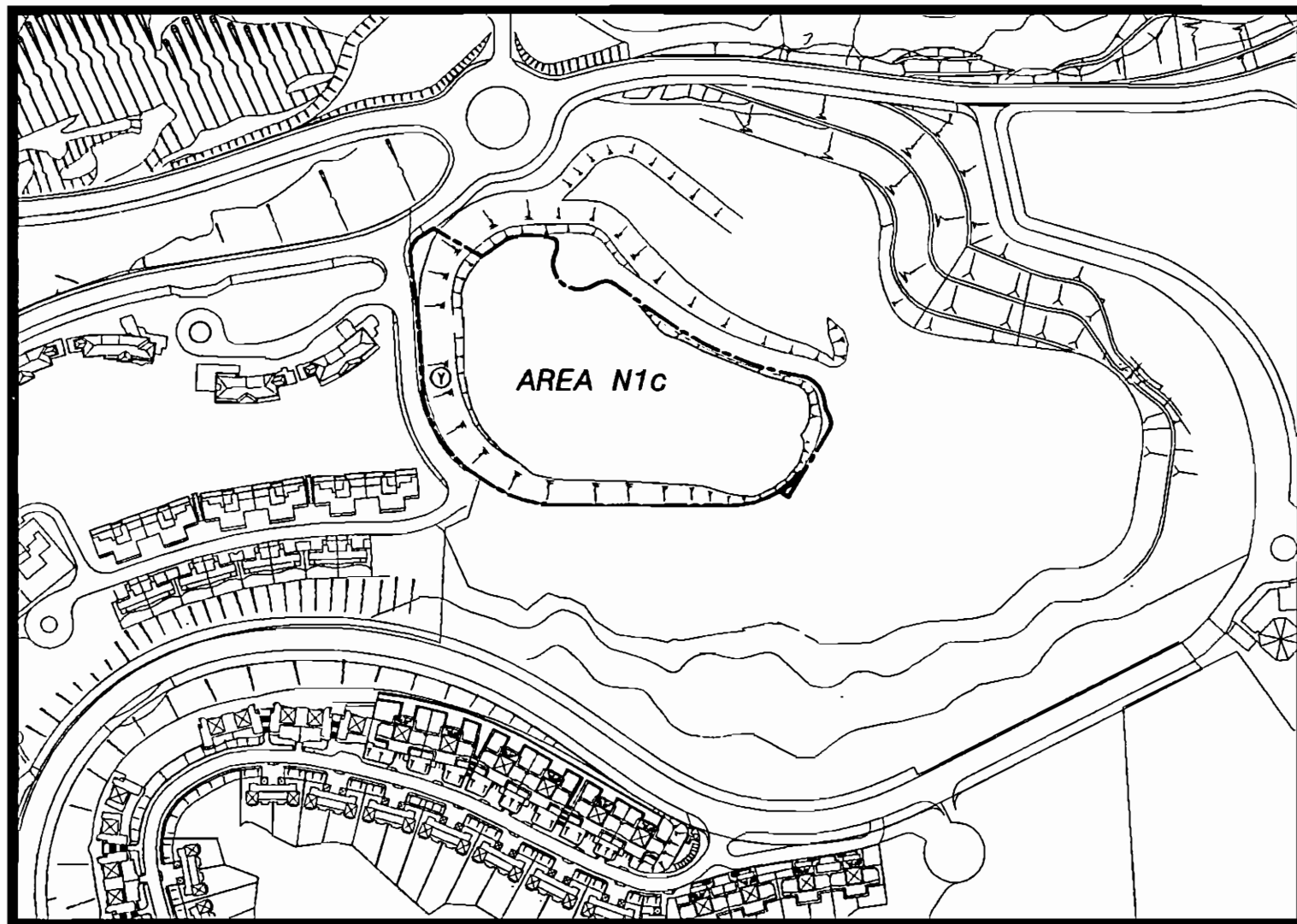
KENNETH T.H. CHAU R.I.B.A. F.R.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

⊕ VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY



註冊測量師 M/N: 07011601060022 AAC



II.

KENNETH T.H. CHAU R.L.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT



LAYOUT PLAN OF SLOPE AND RETAINING WALL (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA N1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

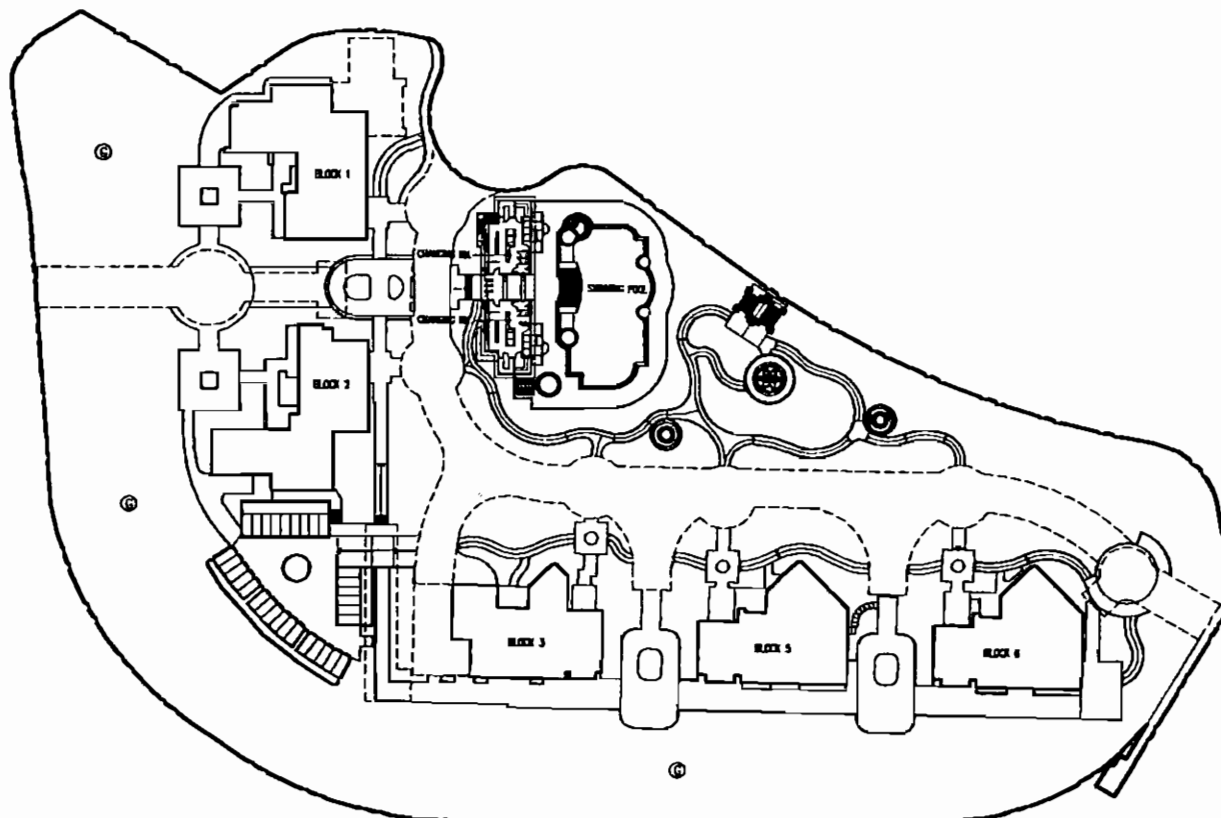
LEGEND:

① SLOPES

NOTES:

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY

註冊編號 M/N: 07011801060022 AAC



KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

⑩ VILLAGE COMMON AREAS

NOTES:

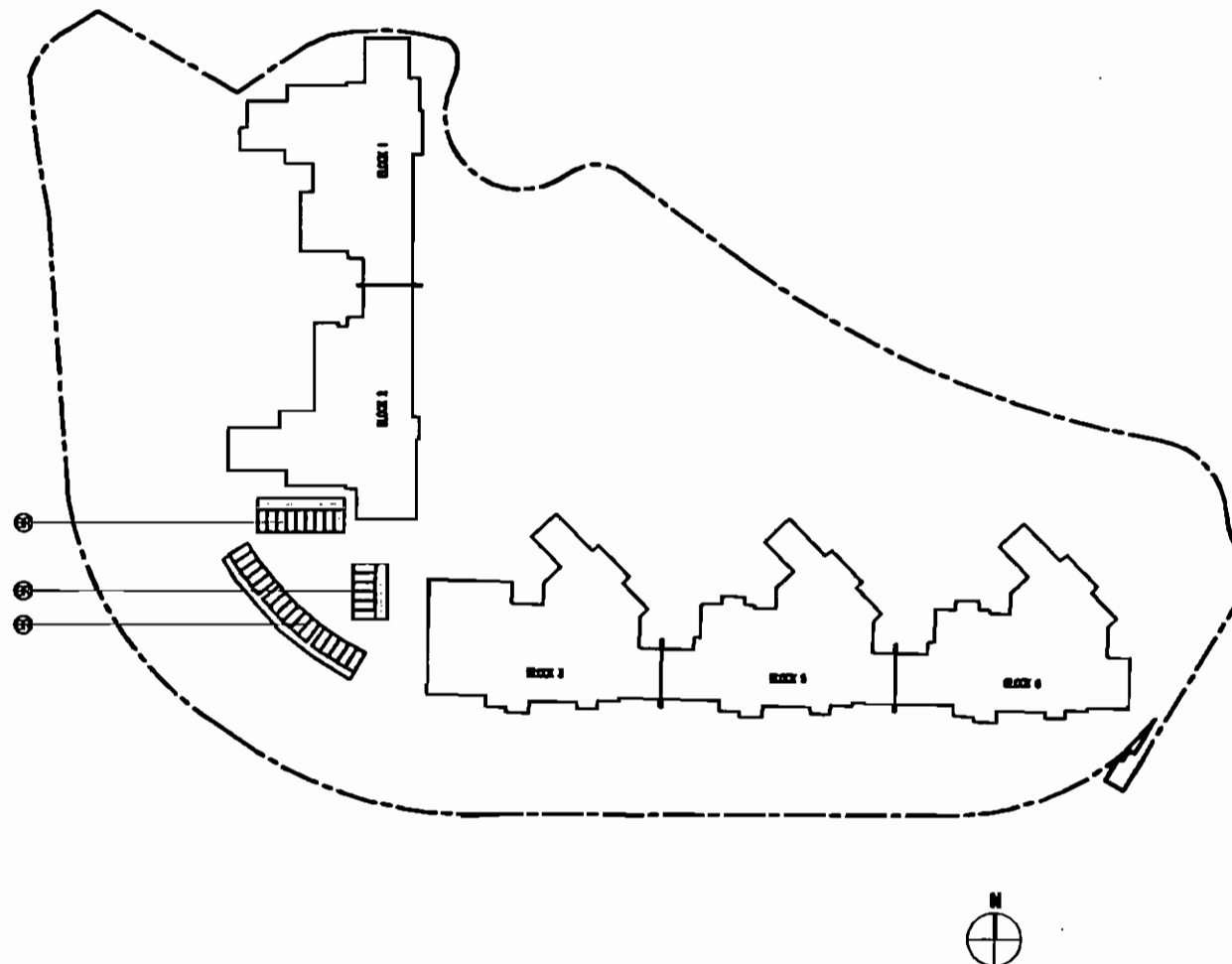
1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY

VILLAGE PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA M1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.



註冊編號 M/N: 07011801080022 A4C



KENNETH T.H. CHAU R.I.B.A. F.R.K.I.A.
AUTHORIZED PERSON-ARCHITECT

VILLAGE PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA M1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

LEGEND:

⊕ VILLAGE RETAINED AREAS

NOTES:

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

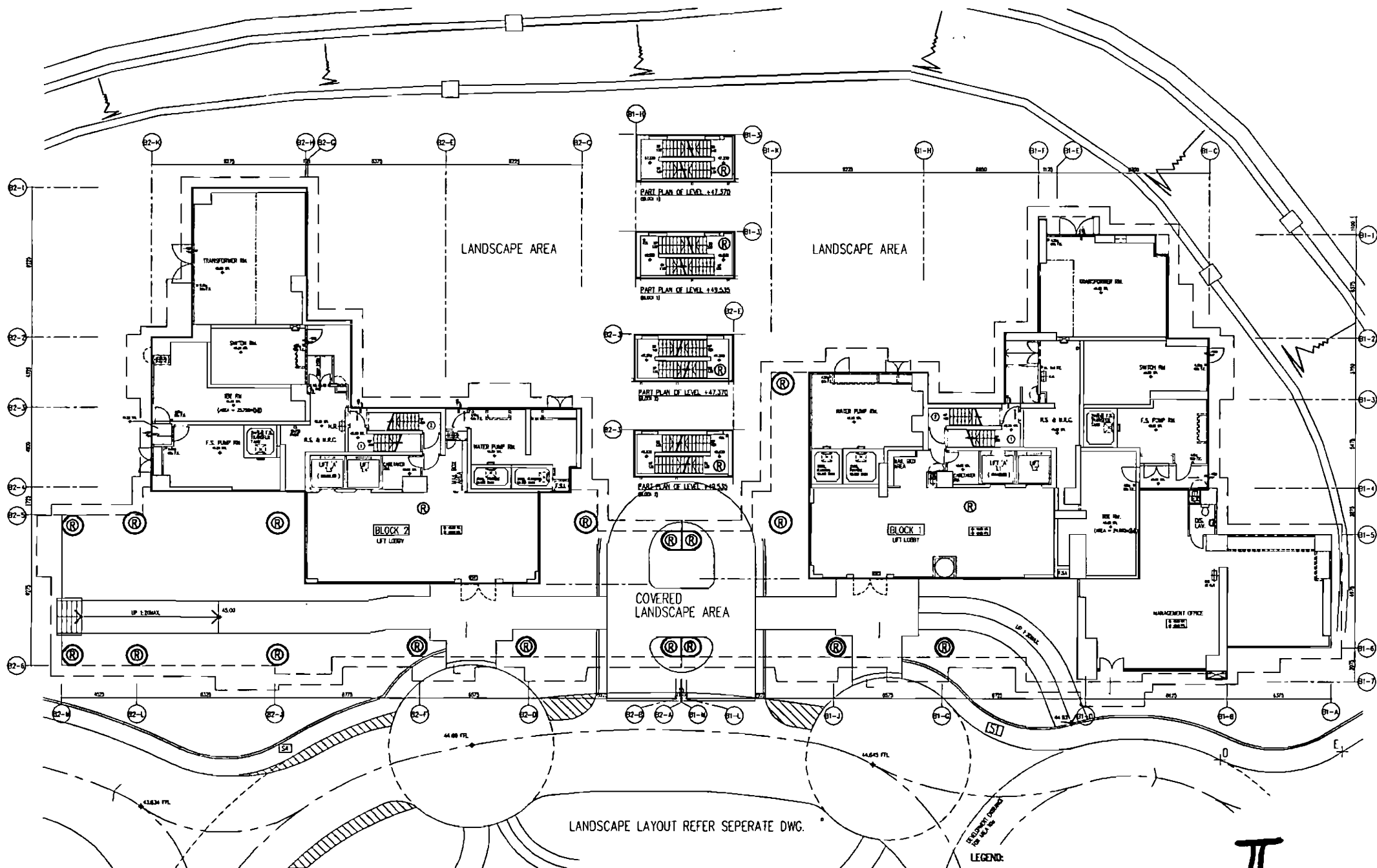
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RE: DISCOVERY BAY NORTH DEVELOPMENT AREA INC
THE REMAINDER PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY LANTANA ISLAND



© VILLAGE (AREA INC)

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY



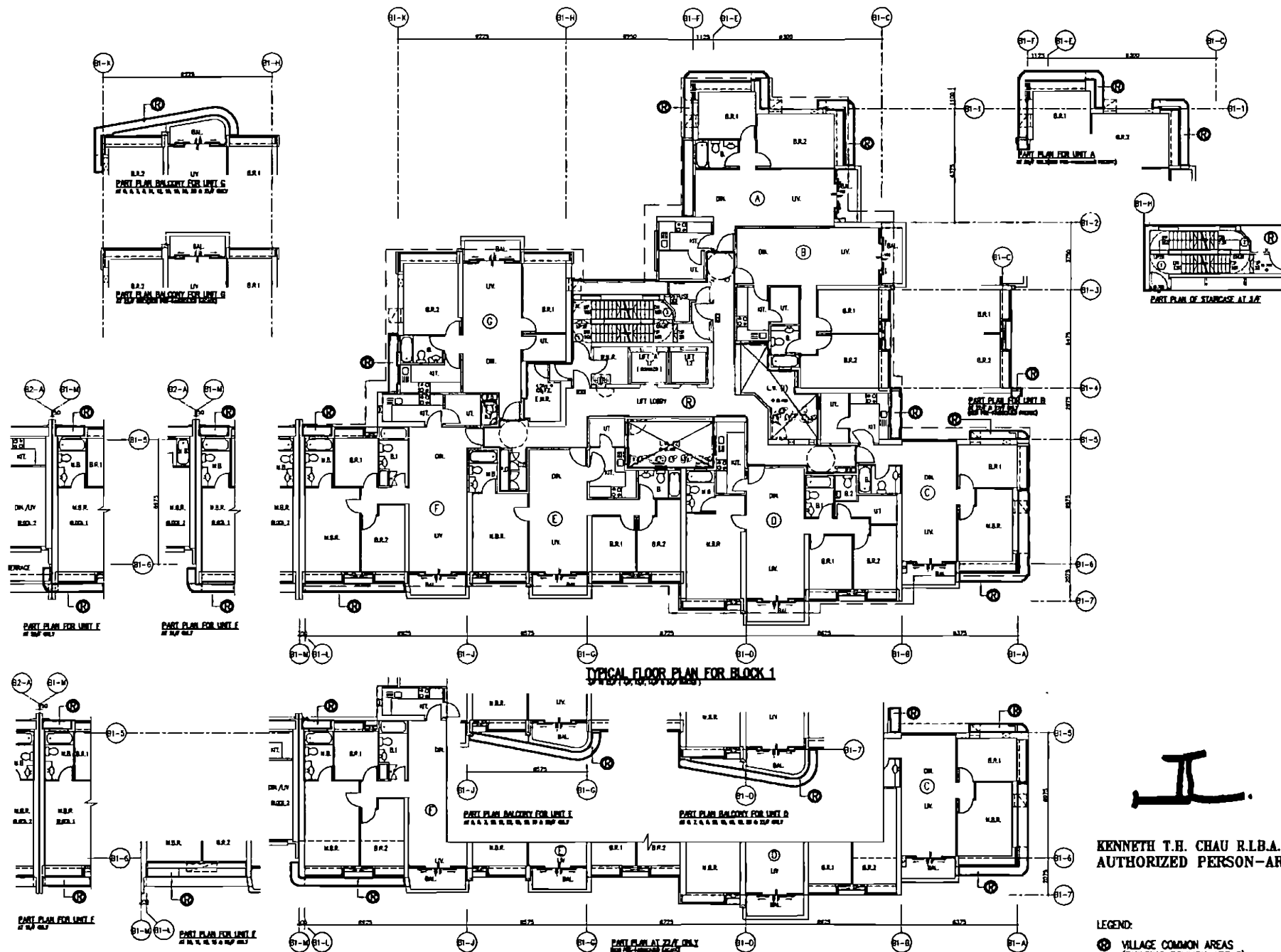
PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA N1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

註冊建築師 M/N: 07011601060022 AAC





KENNETH T.H. CHAU R.L.B.A. P.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:
 (Symbol) VILLAGE COMMON AREAS
 (Building Outline) COMMON AREAS

NOTES:
 1. NOT TO SCALE
 2. FOR IDENTIFICATION PURPOSE ONLY

註冊建築師 M/N: 07011601060022 AAC

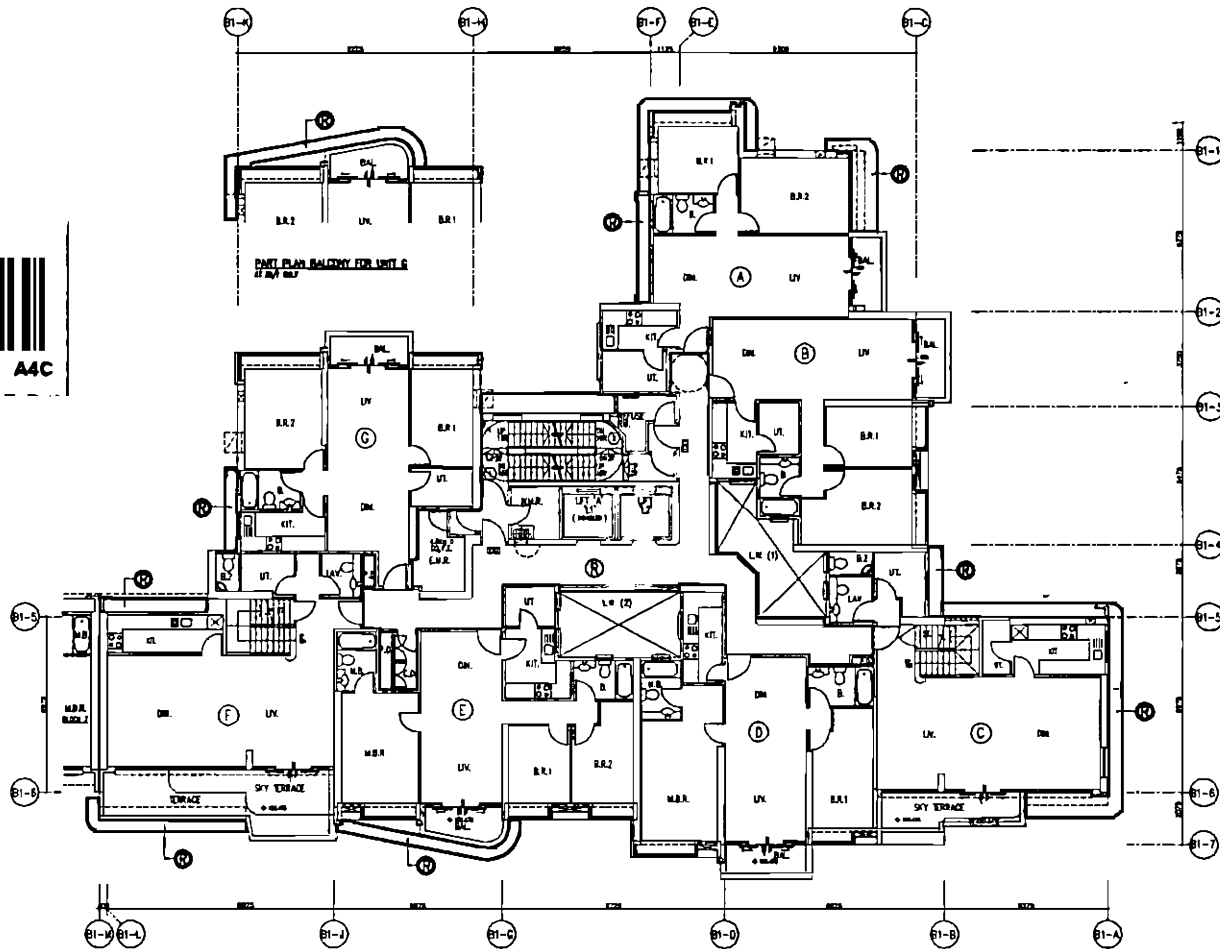


PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

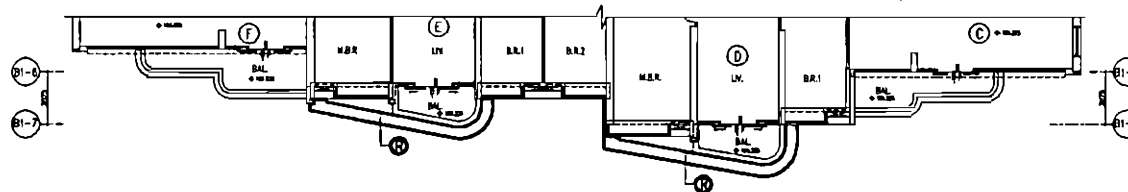
RE: DISCOVERY BAY NORTH DEVELOPMENT AREA NTc
 THE REMAINING PORTION OF LOT NO.325 IN O.D. NO.352 AND EXTENSIONS THERETO
 DISCOVERY BAY, LANTAU ISLAND.



註冊摘要編號 M/N: 07011601060022 A4C



ADDITIONAL LOWER DUPLEX FLOOR PLAN FOR BLOCK 1
FIG. 10/1



PART PLAN OF
ADDITIONAL LOWER DUPLEX FLOOR FOR BLOCK 1
FIG. 10/2

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA M16
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

II

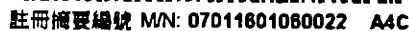
KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

- ⊕ VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY



RE: DISCOVERY BAY NORTH DEVELOPMENT AREA N1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.



KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

(B) VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

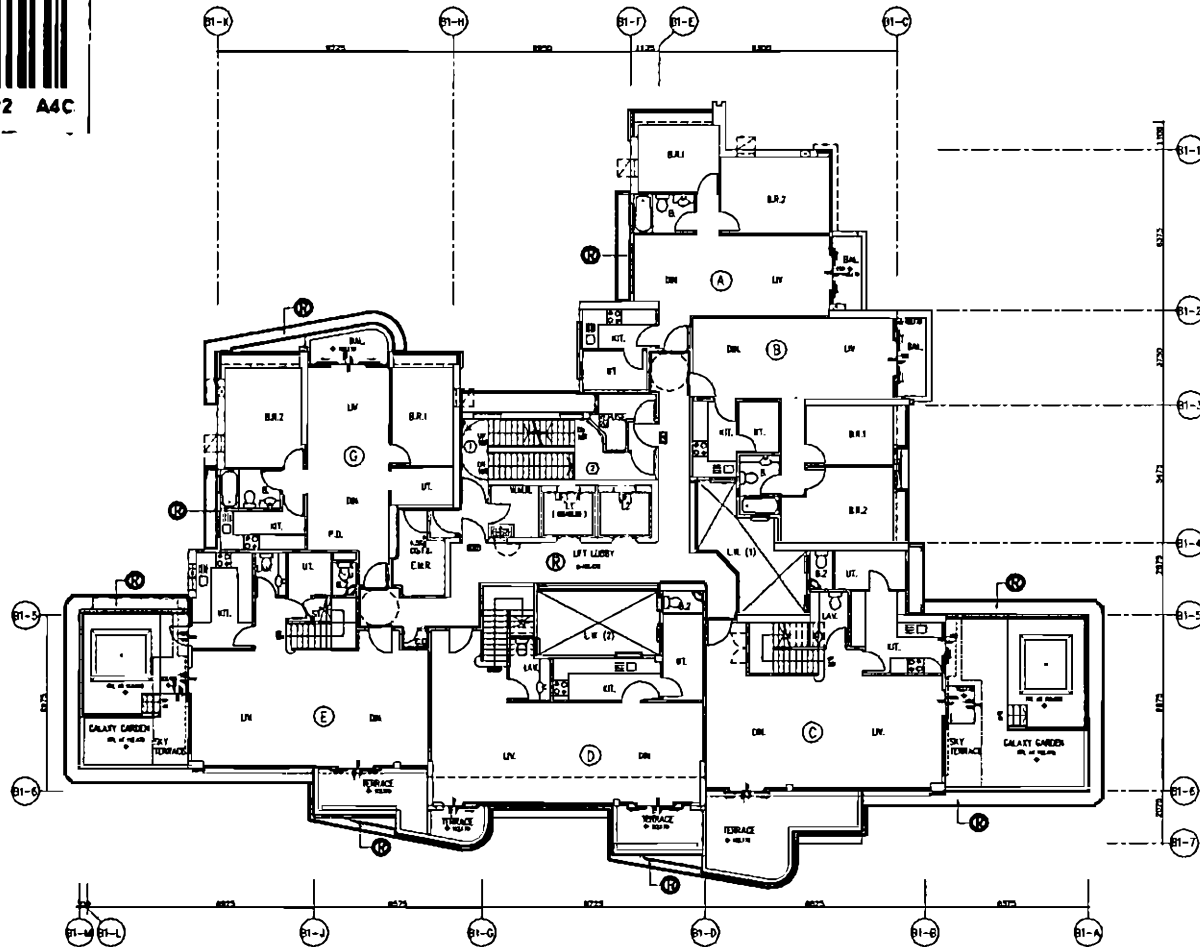
NOTES:

1. NOT TO SCALE

2. FOR IDENTIFICATION PURPOSE ONLY



註冊樓宇編號 MN: 07011801080022 A4C



LOWER DUPLEX FLOOR PLAN FOR BLOCK 1
20/F

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA M1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

II.

KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

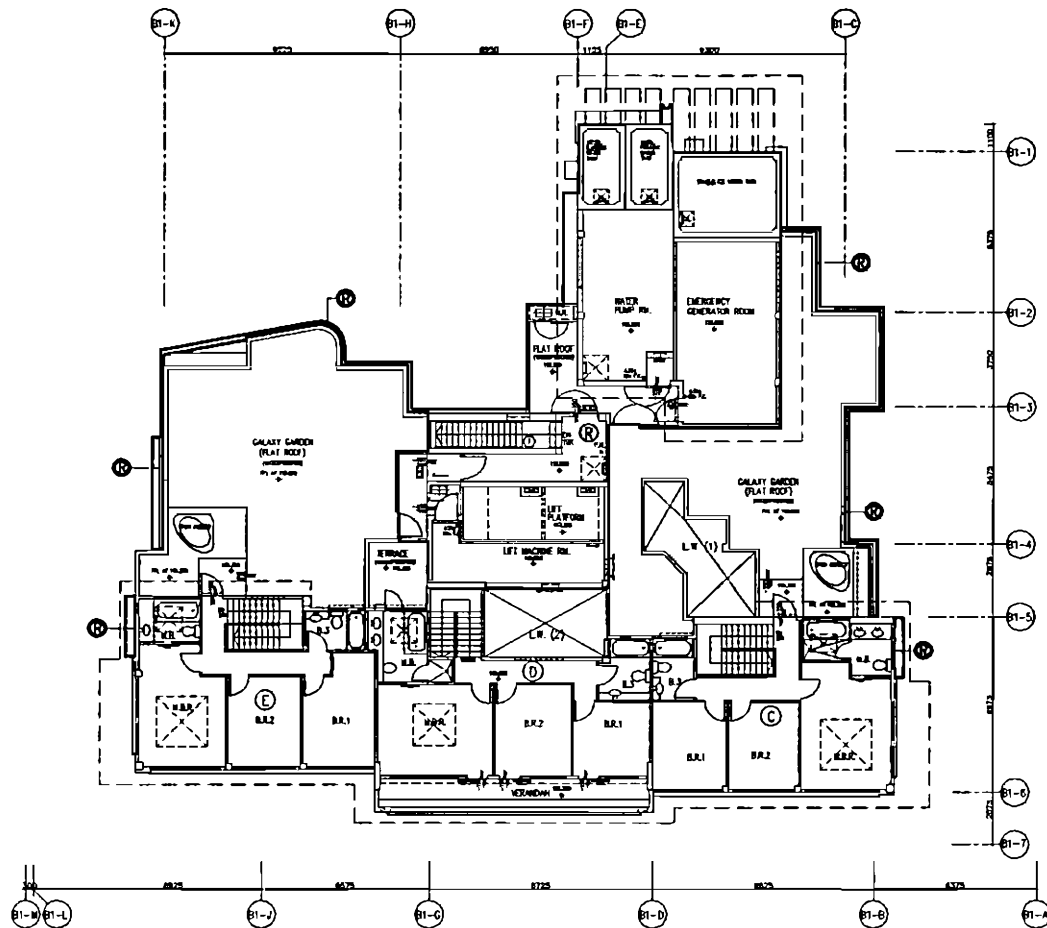
- ⊙ VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

1. NOT TO SCALE.
2. FOR IDENTIFICATION PURPOSE ONLY



註冊摘要編號 M/N: 07011601060022 AAC



UPPER DUPLEX FLOOR PLAN FOR BLOCK 1
29/F

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA M1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

II.

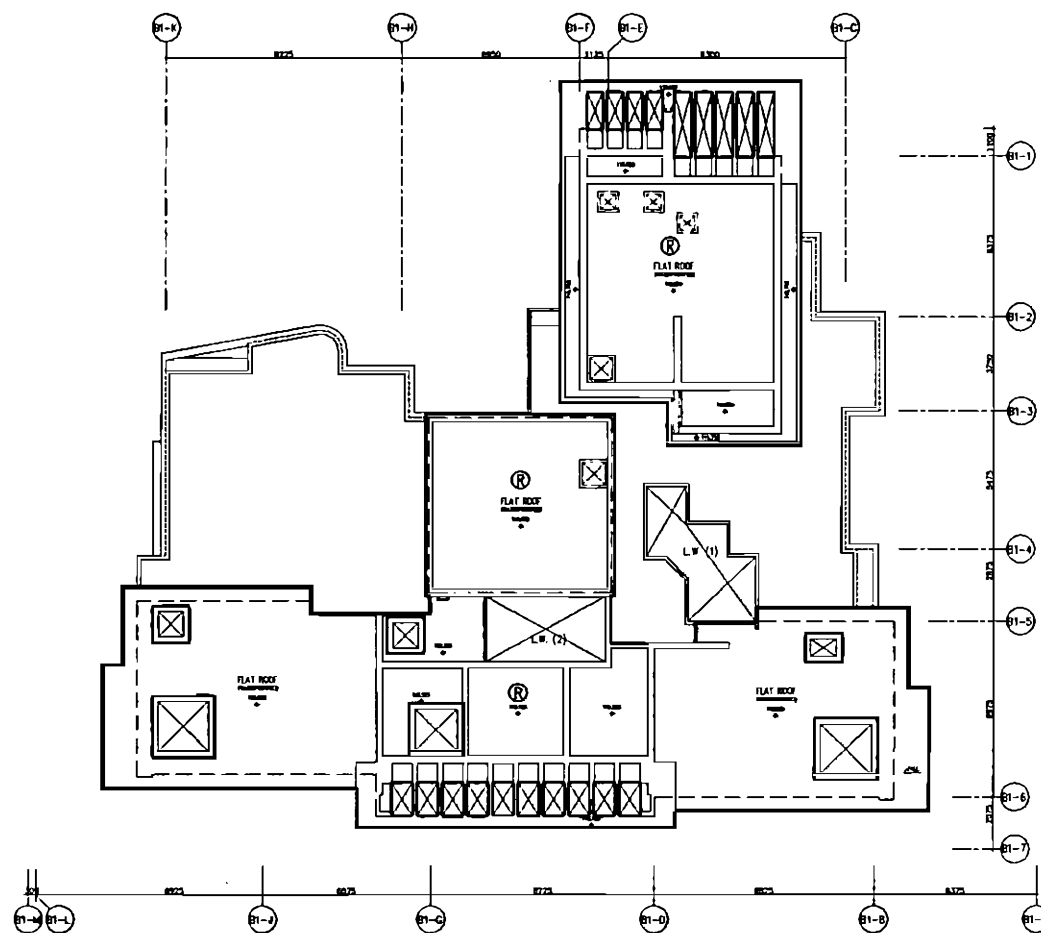
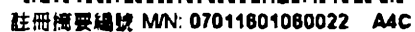
KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

① VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY



ROOF PLAN FOR BLOCK 1

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA N1c;
THE REMAINING PORTION OF LOT NOL385 IN D.D. NOL352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

KENNETH T.H. CHAU R.L.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

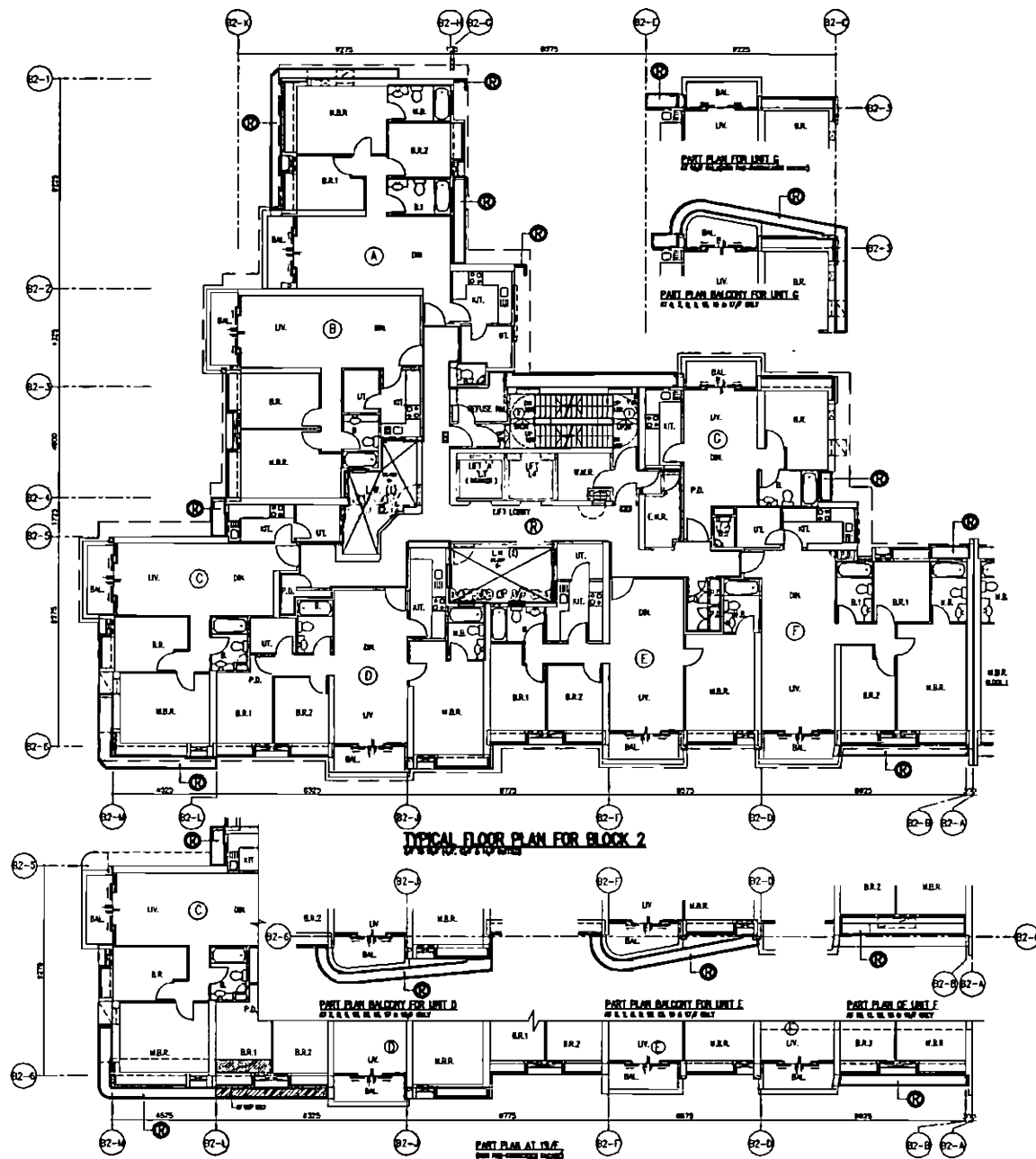
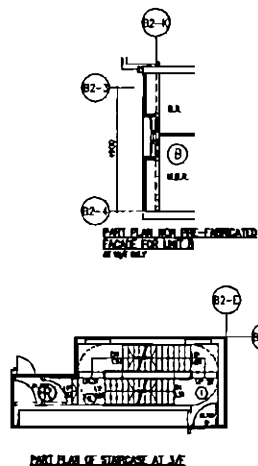
⑫ VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

- NOTES:
1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY



註冊圖則編號 M/N: 07011801080022 A4C



IL

KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

- ① VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

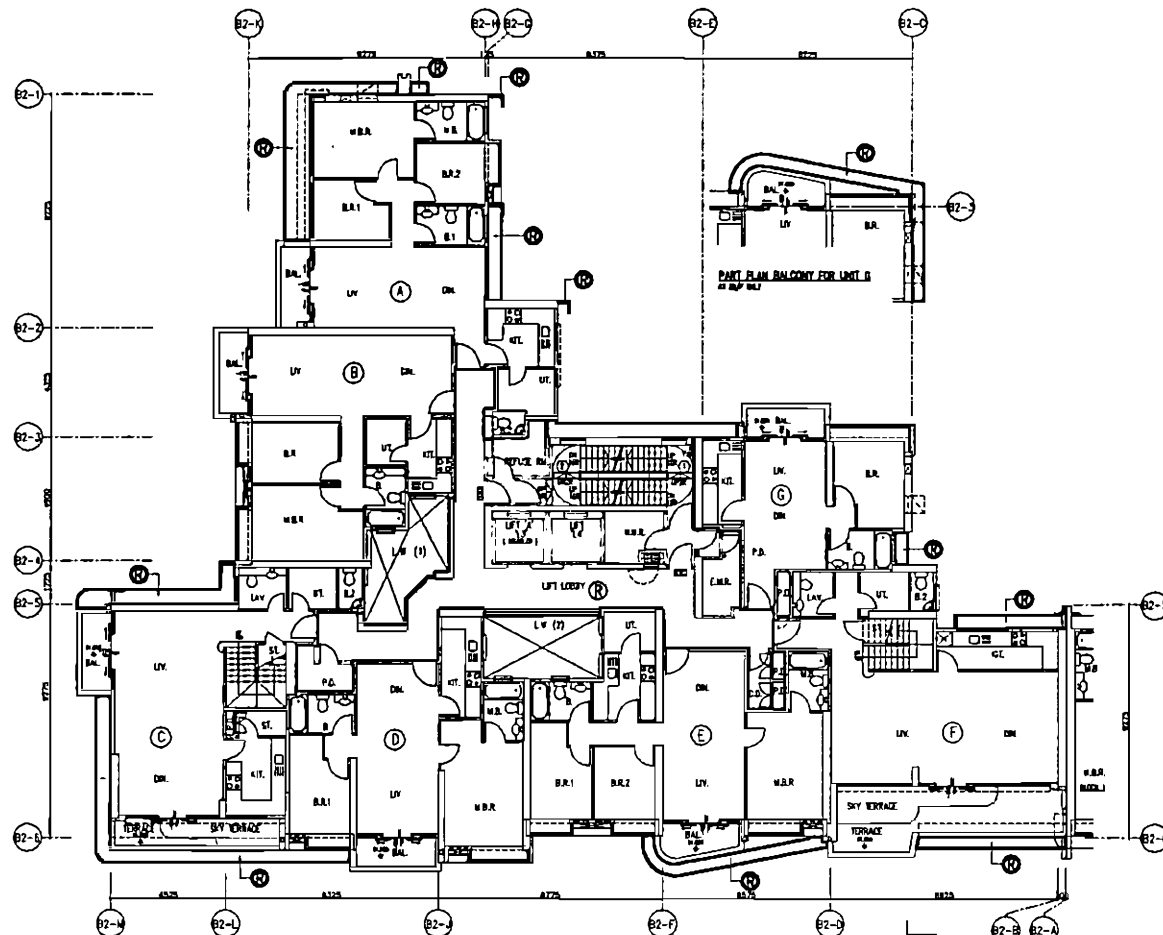
1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

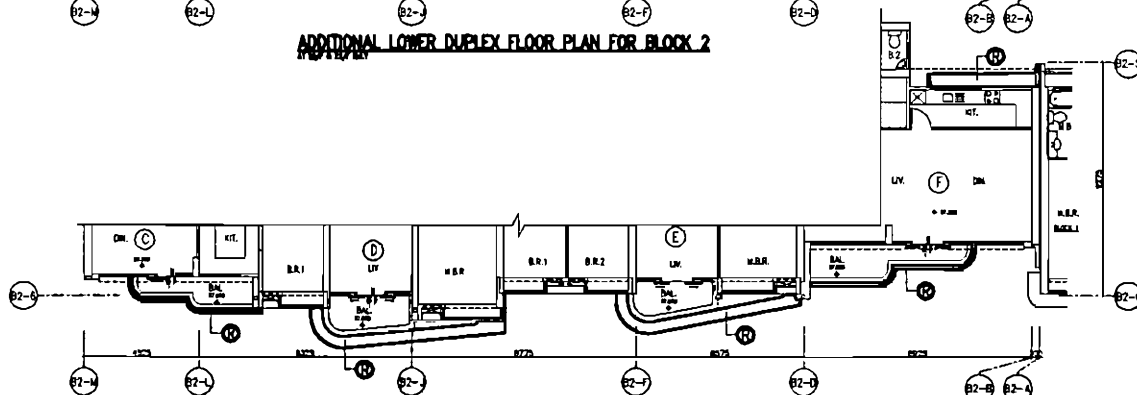
RE: DISCOVERY BAY NORTH DEVELOPMENT AREA N1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.



註冊編號 M/N: 07011601060022 A4C



ADDITIONAL LOWER DUPLEX FLOOR PLAN FOR BLOCK 2
NO. 1/2/2



PART PLAN OF ADDITIONAL LOWER DUPLEX FLOOR PLAN FOR BLOCK 2
NO. 1/2/2

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA N1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

I

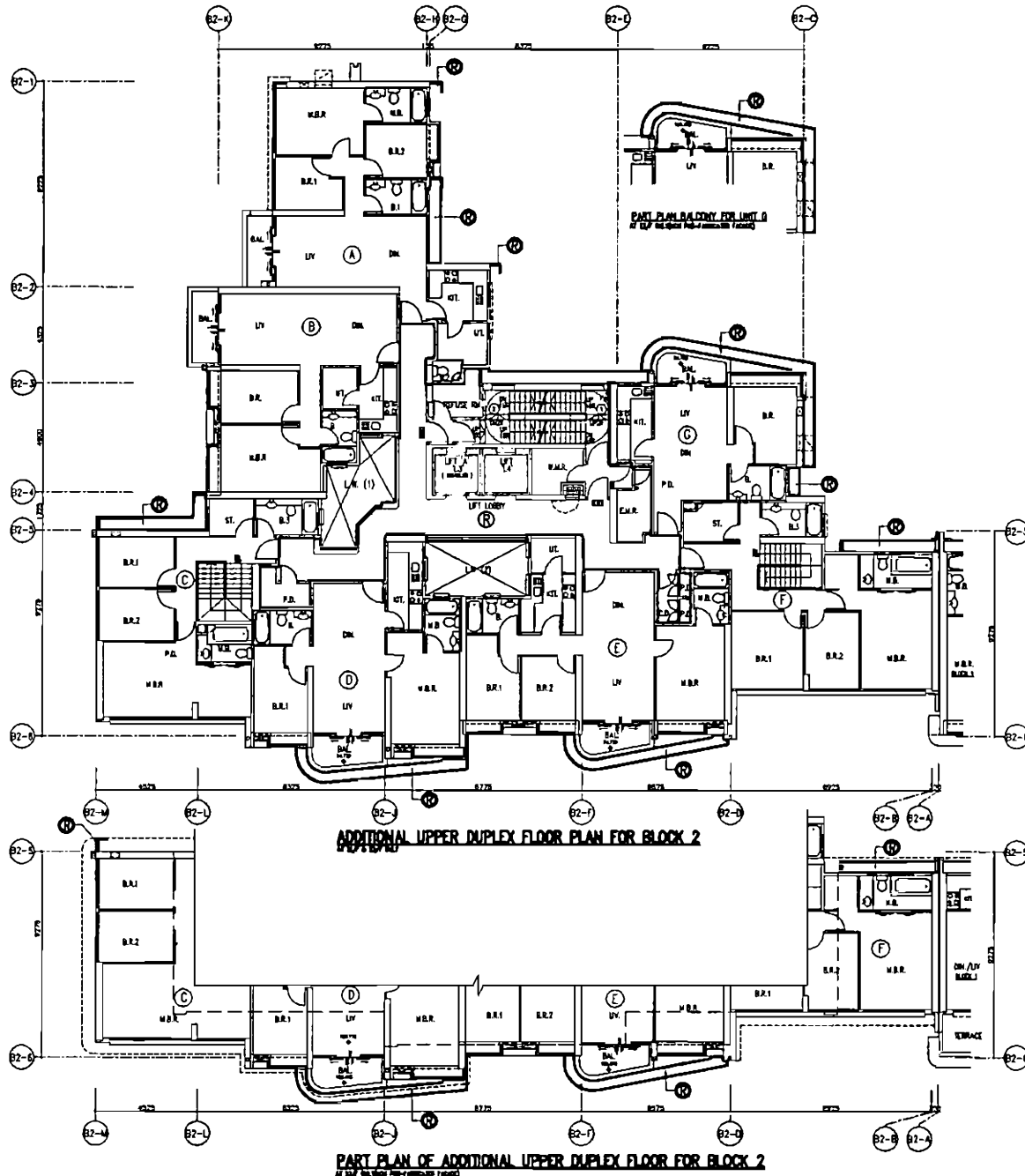
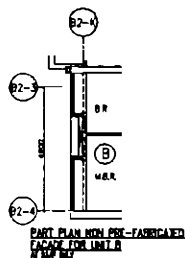
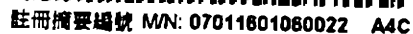
KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

- Ⓜ VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY



PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA N1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

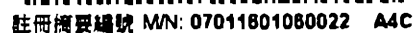
KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

(12) VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY



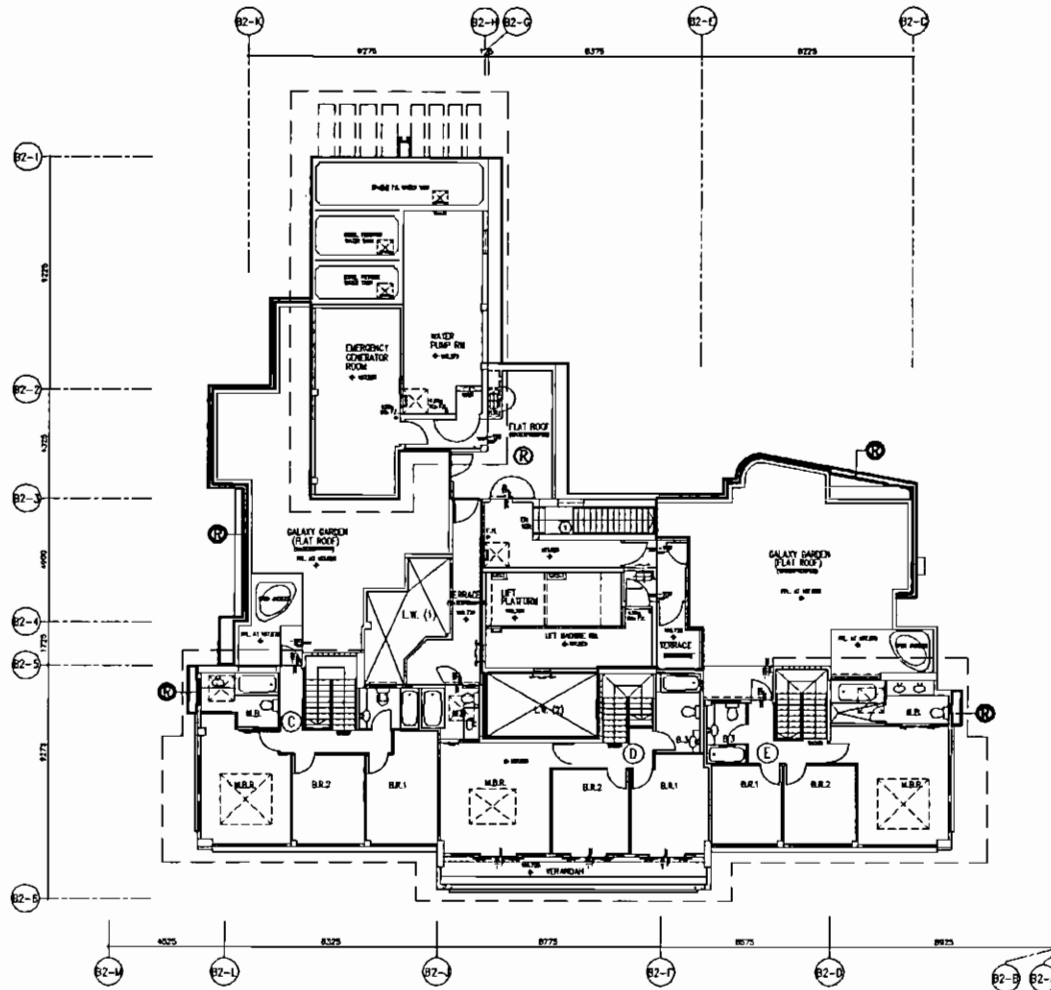
RE: DISCOVERY BAY NORTH DEVELOPMENT AREA M1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

-1. NOT TO SCALE

2. FOR IDENTIFICATION PURPOSE ONLY



註冊摘要編號 M/N: 07011801080022 A4C



UPPER DUPLEX FLOOR PLAN FOR BLOCK 2
20/7

IL.

KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA M1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

LEGEND:

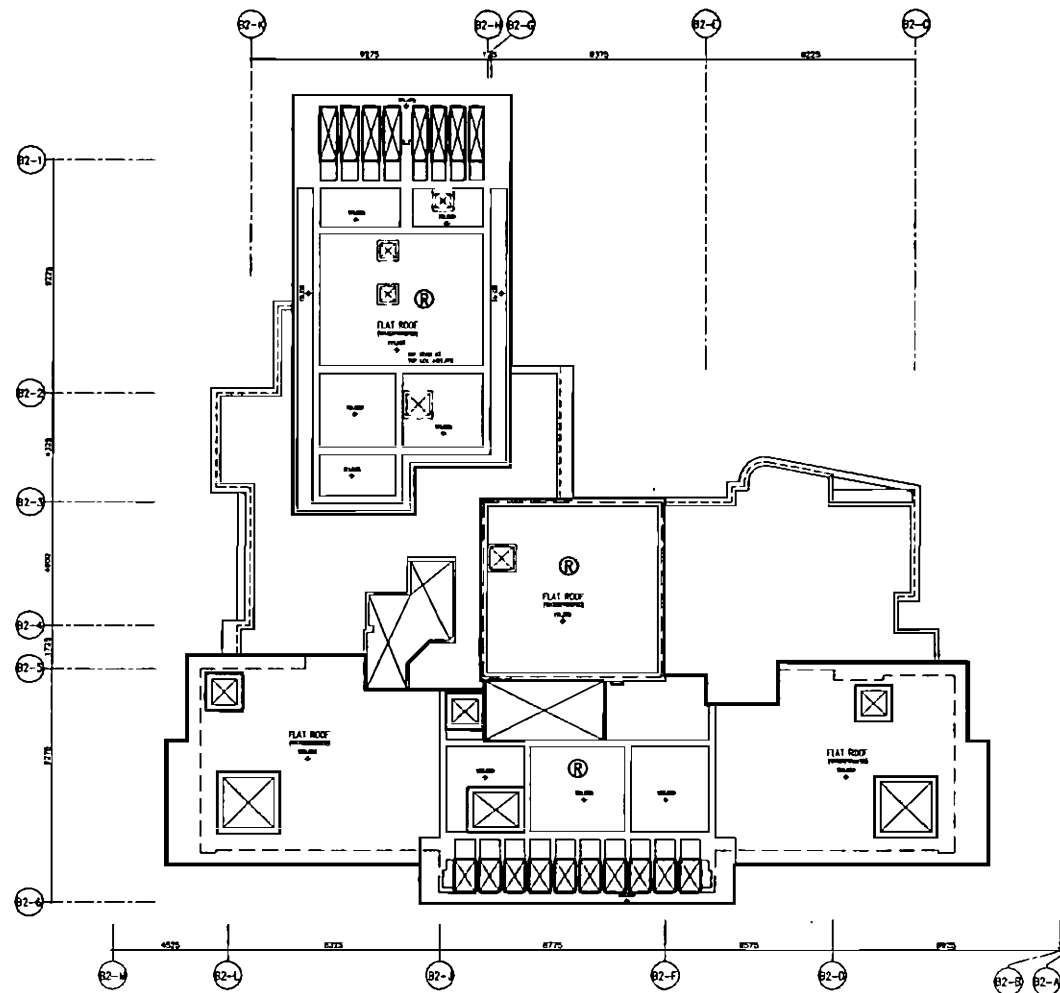
⊗ VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY



註冊摘要編號 M/N: 07011601060022 A4C



ROOF PLAN FOR BLOCK 2

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA M1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

IL

KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

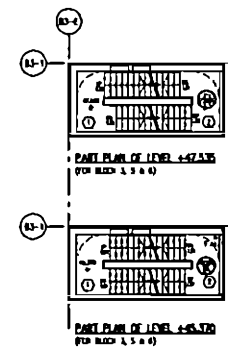
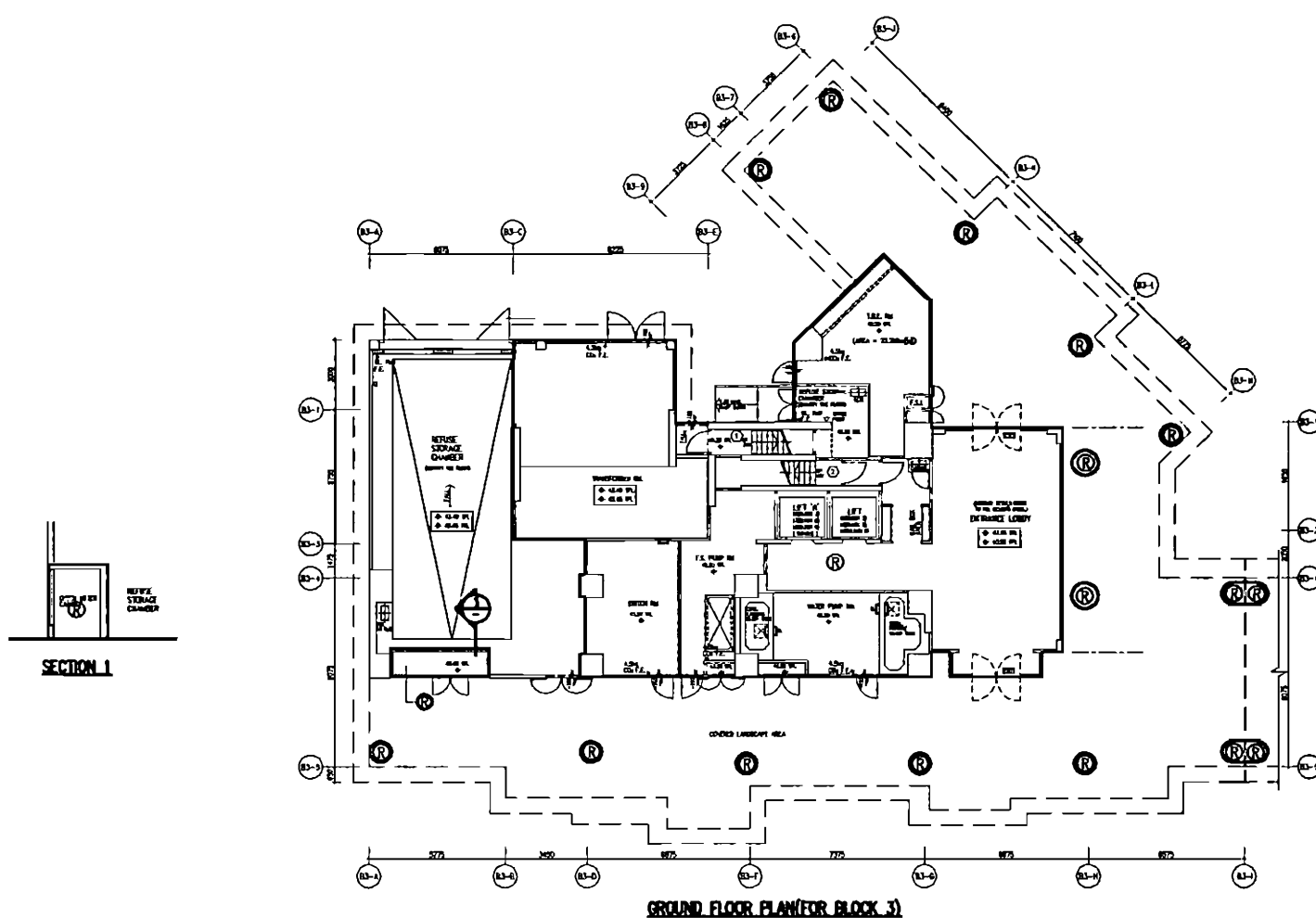
Ⓢ VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY



註冊摘要編號 MN: 07011801080022 A4C



II

KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

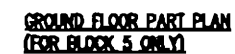
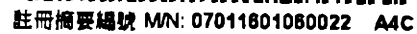
① VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA 111c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.



I

KENNETH T.H. CHAU R.L.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

⑫ VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

1. NOT TO SCALE

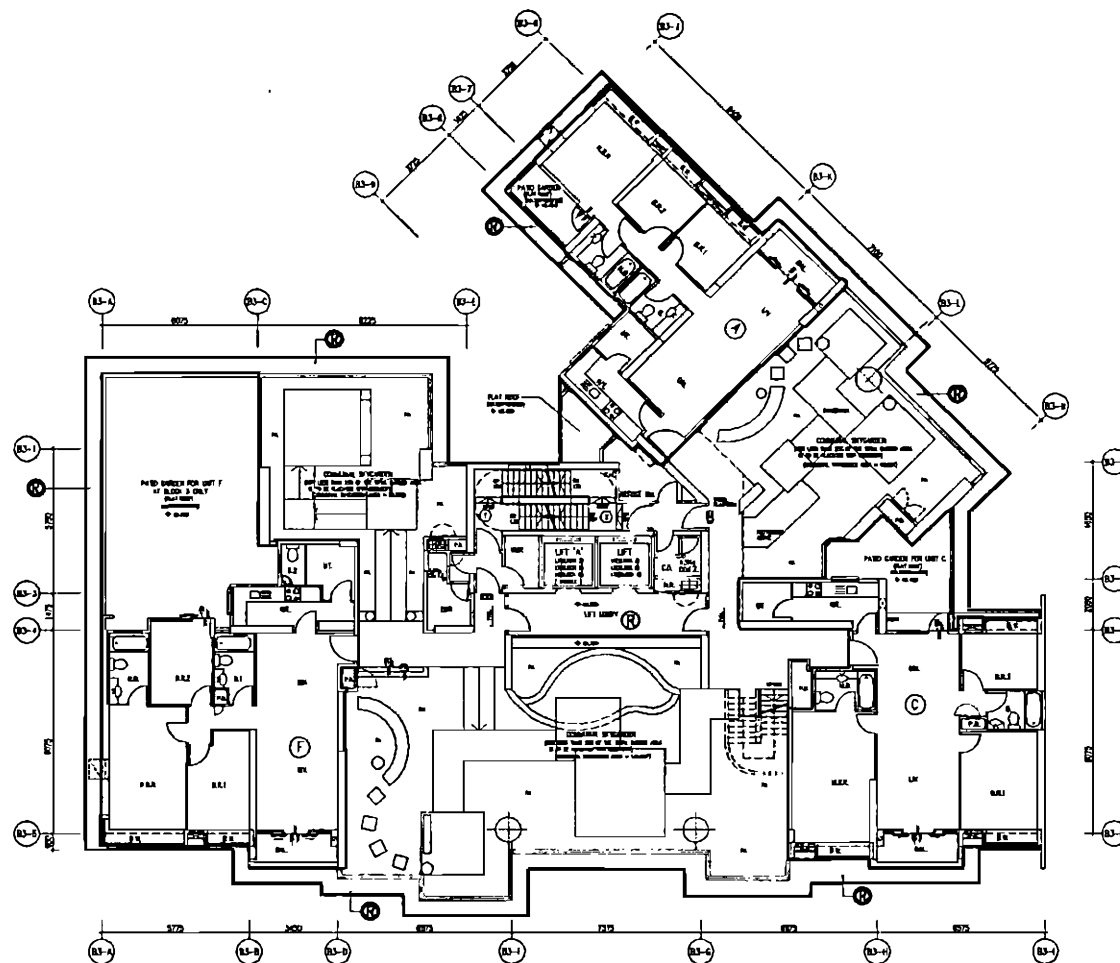
2. FOR IDENTIFICATION PURPOSE ONLY

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA M1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.



註冊摘要編號 M/N: 07011601060022 A4C



1/F FLOOR PLAN
Scale 1

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA N1c
THE REMAINING PORTION OF LOT NO.385 IN O.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

KENNETH T.H. CHAU R.L.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

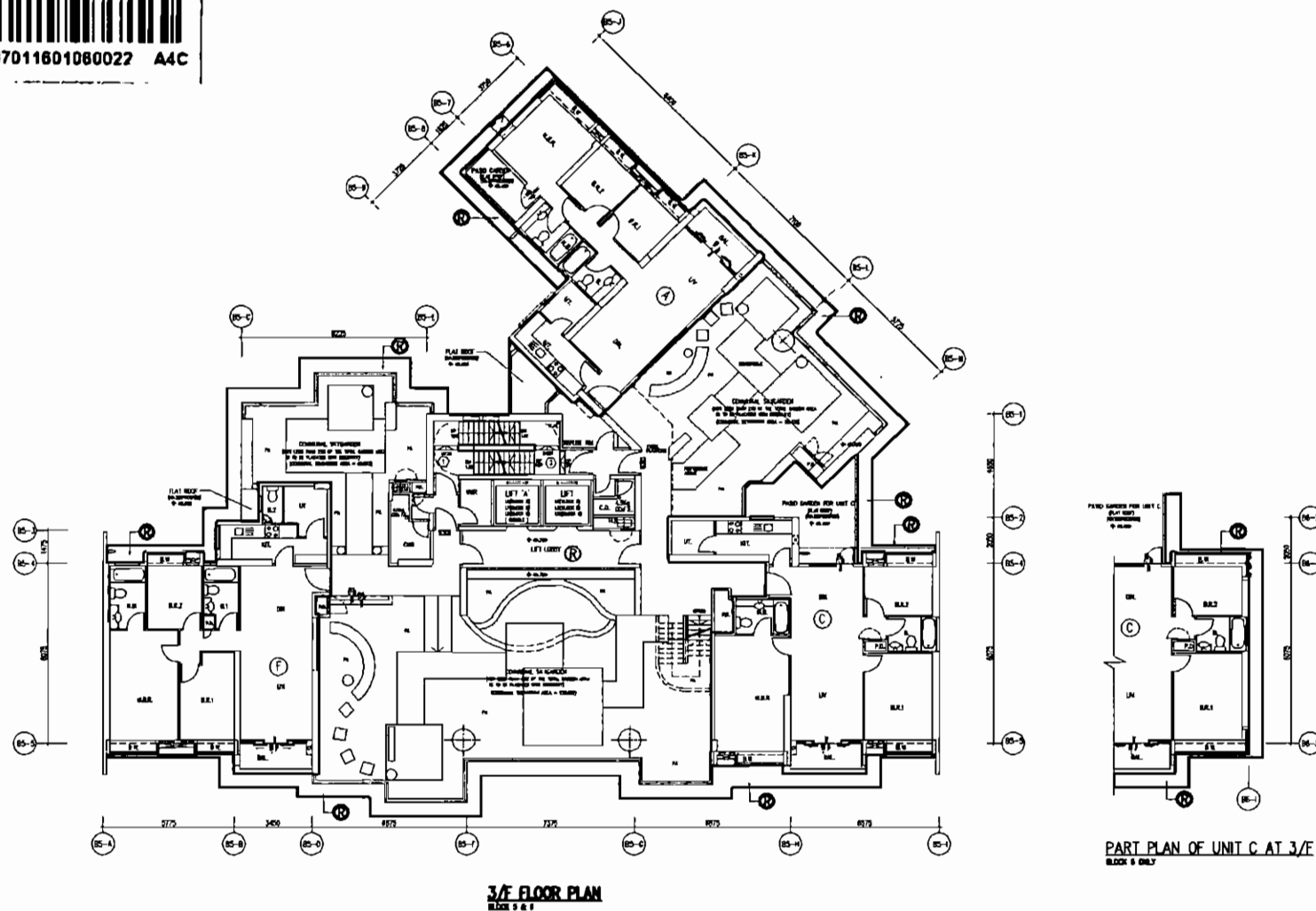
- ② VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY



註冊摘要編號 M/N: 07011601080022 A4C



PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA N1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

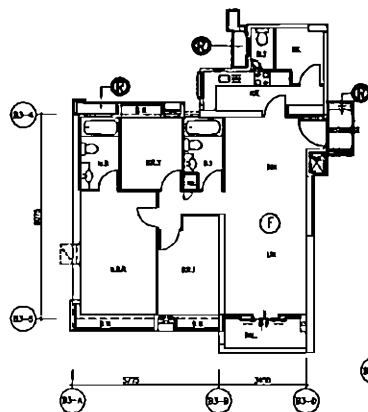
KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

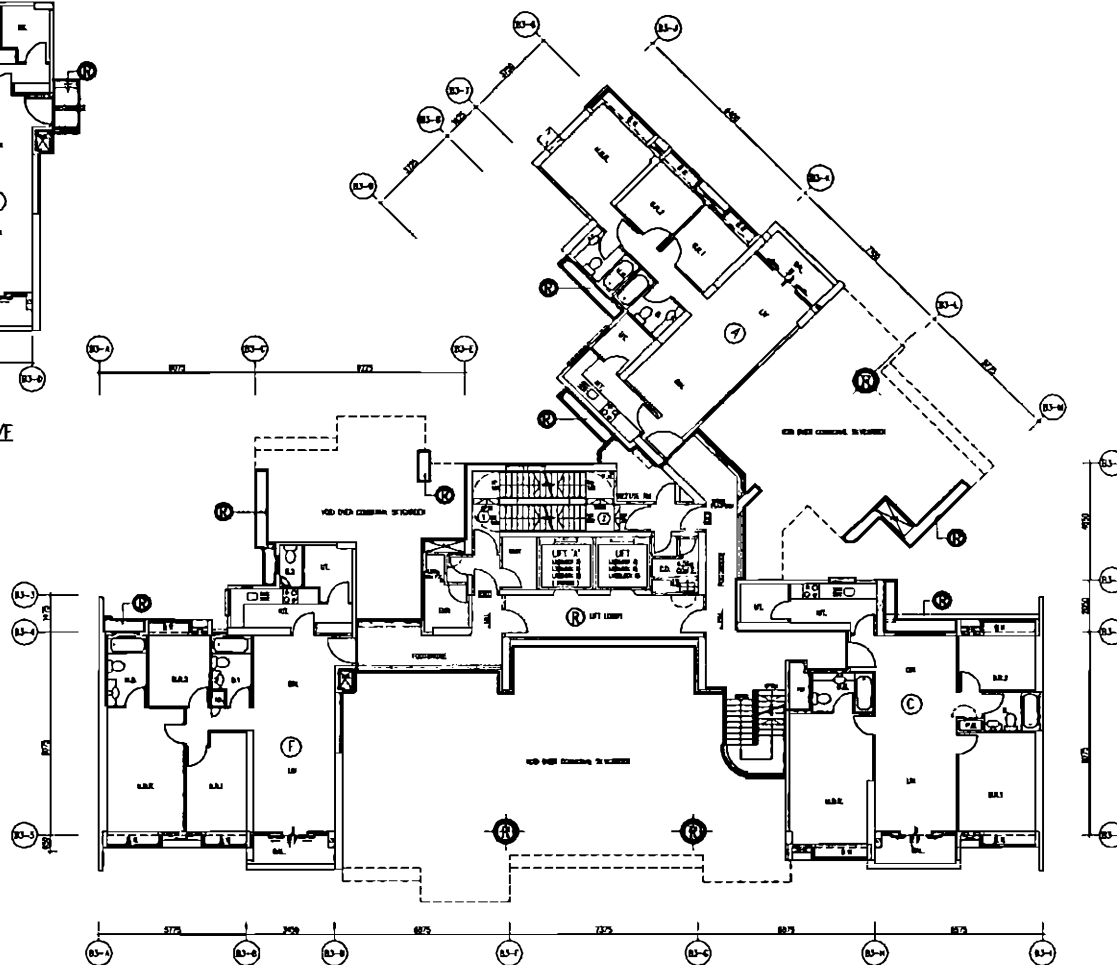
- ① VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

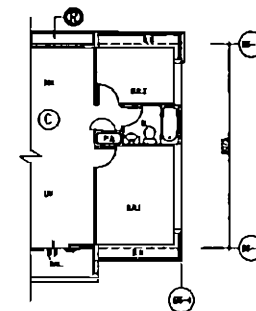
1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY



PART PLAN OF UNIT F AT 5/F
(S/F TO BE CHECKED)
BLOCK 3 ONLY



5/F FLOOR PLAN
(S/F TO BE CHECKED)
BLOCK 3 & 5 & 7



PART PLAN OF UNIT C AT 5/F
(S/F TO BE CHECKED)
BLOCK 6 ONLY

II.

KENNETH T.H. CHAU R.I.B.A. F.H.K.I.A.
AUTHORIZED PERSON-ARCHITECT

LEGEND:

① VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

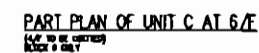
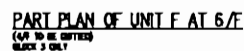
1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY

PLAN FOR SUB-DEED OF MUTUAL COVENANT (CHIANTI)

RE: DISCOVERY BAY NORTH DEVELOPMENT AREA M1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.



註冊摘要編號 M/N: 07011801080022 A4C



RE: DISCOVERY BAY NORTH DEVELOPMENT AREA N1c
THE REMAINING PORTION OF LOT NO.385 IN D.D. NO.352 AND EXTENSIONS THERETO
DISCOVERY BAY, LANTAU ISLAND.

LEGEND:

- ⑬ VILLAGE COMMON AREAS
(BUILDING COMMON AREAS)

NOTES:

- NOTES:
1. NOT TO SCALE
2. FOR IDENTIFICATION PURPOSE ONLY

