

IS 173368

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FOR IDENTIFICATION PURPOSES ONLY
"PENINSULA" VILLAGE PLAN
FOR SUB-SUB DEED OF MUTUAL COVENANT
DISCOVERY BAY, R.P. OF LOT 385 IN
D.D. 352 & EXTENSION(S)
SUBJECT TO AMENDMENTS

NOT TO SCALE

Stamp Duty -- \$ Nil
 Registration Fee \$ 30

5/47641A

No. **173368**

A MEMORIAL required to be registered in the Islands District Land Office New Territories, at Hong Kong according to the Land Registration Ordinance (Cap.128).

Name and object of Instrument.	SUB-SUB-DEED OF MUTUAL COVENANT (in duplicate) - a copy whereof is annexed hereto
Date of Instrument.	Dated the 23th day of April 1991
Names and additions of parties.	HONG KONG RESORT COMPANY LIMITED (香港興業有限公司) whose registered office is situate at 1st Floor, Commercial Centre, Discovery Bay, Lantau Island, Hong Kong ("the Registered Owner") of the first part SIU KING (蕭景龍) Gentleman and NG YUET YIN MARGARET (伍月燕) Married Woman both of Flat B, 1st Floor, No.5 Caperidge Drive, Peninsula Village, Discovery Bay City ("the First Purchaser") of the second part and DISCOVERY BAY SERVICES MANAGEMENT LIMITED, whose registered office is situate at 1st Floor, Commercial Centre, Discovery Bay, Lantau Island, aforesaid ("the Manager") of the third part
Description of land or premises affected and where situate.	1,600/250,000th parts or shares of an in The R.P. of Lot No.385 in D.D. 352 and The Extensions thereto and 1,600/29,000th parts or shares of and in the buildings now erected or to be erected on peninsula Village (Nos. 1, 3, 5, 7, 9 and 11 Caperidge Drive)
Consideration and to whom and how paid.	nil
Particulars of incumbrances to which the premises are subject, and other special covenants or particulars mentioned in the Instrument.	Please see copy annexed hereto.
Name and additions of witnesses.	Please see copy annexed hereto
Signature of parties signing Memorial.	For and on behalf of HONG KONG RESORT COMPANY LIMITED Authorized Signatures

On **23 MAY 1991**

I, **VIVIAN W.W. HO** of Messrs. Woo, Kwan, Lee & Lo duly admitted and enrolled as a solicitor in Hong Kong, hereby certify that according to Section 7 of the Land Registration Ordinance (Cap.128) the foregoing Memorial contains a just and true account of the several particulars therein set forth.

Solicitor,
Hong Kong.

Received at the Islands District Land Office New Territories at Hong Kong, and Registered by Memorial No. **173368** on **24 MAY 1991**

Land Officer.
Vol. **SDR 167** Fol. **4**
"A" Book Vol. Page

THIS SUB-SUB-DEED OF MUTUAL COVENANT is made the 25th day of
April One thousand nine hundred and ninety-one
BETWEEN :

HONG KONG RESORT COMPANY LIMITED (香港興業有限公司)
whose registered office is situate at 1st Floor, Commercial
Centre, Discovery Bay, Lantau Island, Hong Kong ("the
Registered Owner") of the first part SIU KING SIU PERRY
(蕭景韶) Gentleman and NG YUET YIN MARGARET
(伍月燕) Married Woman both of Flat B, 1st Floor,
No.5 Caperidge Drive, Peninsula Village, Discovery Bay City
("the First Purchaser" which expression shall where the
context so admits include his executors administrators and
assigns) of the second part DISCOVERY BAY SERVICES
MANAGEMENT LIMITED whose registered office is situate at
1st Floor, Commercial Centre, Discovery Bay, Lantau Island,
aforesaid ("the Manager") of the third part.

W H E R E A S :

(1) This Sub-Sub-Deed is supplemental to the Deed of
Mutual Covenant dated the 30th day of September 1982 and
registered in the Islands District Land Office by Memorial
No.112018 ("the Principal Deed") and the Sub-Deed of Mutual
Covenant dated the 13th day of June 1990 and registered in the
Islands District Land Office by Memorial No.162615 ("the
Sub-Deed").

(2) Prior to the Assignment hereinafter mentioned the Registered Owner was the registered owner and entitled to (inter alia) All Those 1,600/250,000th undivided parts or shares of and in All That piece or parcel of ground registered in the District Land Office, Islands as The Remaining Portion of Lot No.385 in D.D. No.352 and the Extensions Thereto ("the Lot") and All Those 1,600/29,000th parts or shares of and in the Peninsula Village Together with the sole and exclusive right and privilege to hold use occupy All That Portion ("the said Portion") of the Reserved Development Areas (as defined in the Sub-Deed) as shown coloured Pink on the Plan hereto annexed and the buildings to be erected thereon subject to and with the benefit of the Conditions the Principal Deed and the Sub-Deed.

(3) The Registered Owner has developed the said Portion by erecting and completing thereon 3 Blocks of Low Rise buildings now known as Nos.1, 3, 5, 7, 9 and 11 Caperidge Drive (comprising 60 Residential Units) ("the Building").

(4) For the purpose of sale, the undivided shares referred to in recital (2) have been sub-allocated to the Residential Units of the Building in the manner set out in the Schedule hereof.

(5) By an Assignment bearing even date herewith made between the Registered Owner of the first part New World Development Company Limited of the second part and the First Purchaser of the third part in consideration therein expressed the Registered Owner assigned unto the First Purchaser All

Those 12 /250,000th undivided parts or shares of and in the Lot and All Those 12 /29,000th undivided parts or shares of and in the Peninsula Village Together with the sole and exclusive right and privilege to hold use occupy and enjoy All That Flat A / on the Second Floor of No. 1 / Caperidge Drive together with the benefit of the Principal Deed and the Sub-Deed and in particular, the easements rights and privileges specified in Section II of the Sub-Deed TO HOLD the same unto the First Purchaser absolutely subject to the Conditions, the Principal Deed and the Sub-Deed and in particular to such covenants, provisions and restrictions as specified in Section VII of the Sub-Deed.

(6) The parties hereto have agreed to enter into this Sub-Sub-Deed in the manner hereinafter appearing.

THIS DEED WITNESSETH as follows :-

1. Expressions used in this Deed shall (unless otherwise specifically defined or re-defined herein) have the meanings defined in the Principal Deed and the Sub-Deed.

2. The Owner of each Residential Unit of the Building shall pay a due proportion of the Management Expenses of the Building and of the Village and the Manager's Remuneration according to the number of Management Units allocated to the respective Residential Units of the Building in the manner hereinafter mentioned.

3. For the purpose of determining the contributions to be made by the Owner of each Residential Unit of the Building to the said Management Expenses of the Building and of the Village and the Manager's Remuneration there shall be allocated to each Residential Unit of the Building the number of Management Units set opposite such Residential Unit in the sixth column of the said Schedule.

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

IN WITNESS whereof the parties hereto have executed these presents the day and year first above written.

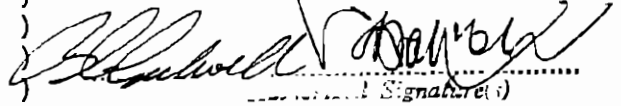
THE SCHEDULE

<u>Flat</u>	<u>Floor</u>	<u>No. of Undivided Shares per Unit</u>	<u>No. of Units</u>	<u>Total No. of Undivided Shares</u>	<u>Management Units per Unit</u>
Flats A of Nos. 1, 3, 5, 7, 9 & 11 Caperidge Drive	G/F (each including the Garden thereof)	12	6	72	12
	1/F - 3/F	12	18	216	12
	4/F (each including the Flat Roof thereof)	12	6	72	12
Flats B of Nos. 1, 3, 5, 7, 9 & 11 Caperidge Drive	G/F (each including the Garden thereof)	12	6	72	12
	1/F - 3/F	12	18	216	12
	4/F (each including the Flat Roof thereof)	12	6	72	12
				720	
Village and Building Common Areas and Facilities (Portion)				160	
Village Retained Areas (Portion)				720	
				1,600	
TOTAL :				1,600	

SEALED with the Common Seal of)
the Registered Owner and SIGNED)
by Abraham S. T. Chung its Director)
Barbara A. Gulwell its Secretary)
whose signature(s) is/are verified)
by :



VIVIAN W.W. HO
Solicitor, Hong Kong.


For and on behalf of
HONG KONG SPORT COMPANY LIMITED


.....
Authorized Signature(s)

Holder of Hong Kong Identity
Card No. A504168(9)

SIGNED SEALED AND DELIVERED by)
the First Purchaser in the)
presence of :


Polly H. L. Chan
Clerk to Messrs. Woo, Kwan, Lee & Lo
Solicitors & c., Hong Kong.

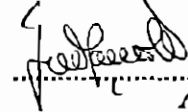


Holder of Hong Kong Identity
Card No. E320342(9)


SEALED with the Common Seal of)
the Manager and SIGNED by)
Jeremy C. H. Marriott its Director)
whose signature(s) is/are verified)
by :


VIVIAN W.W. HO
Solicitor, Hong Kong.

For and on behalf of
DISCOVERY BAY SERVICES MANAGEMENT LIMITED


.....
Authorized Signature(s) JCHM

I hereby verify the signature of
Polly H. L. Chan

VIVIAN W.W. HO 
Solicitor, Hong Kong.

INTERPRETED to the First Purchaser by :


Polly H. L. Chan
Clerk to Messrs. Woo, Kwan, Lee & Lo
Solicitors & c., Hong Kong.

Dated the 25th day of April 1991.

HONG KONG RESORT COMPANY LIMITED

AND

SIU KING SIU PERRY and
NG YUET YIN MARGARET

SUB-SUB-DEED OF MUTUAL COVENANT

REGISTERED at the Islands
District Land Office by Memorial
No. on

p. Land Officer

WOO, KWAN, LEE & LO,
Solicitors &c.,
26th Floor, Jardine House,
Hong Kong.