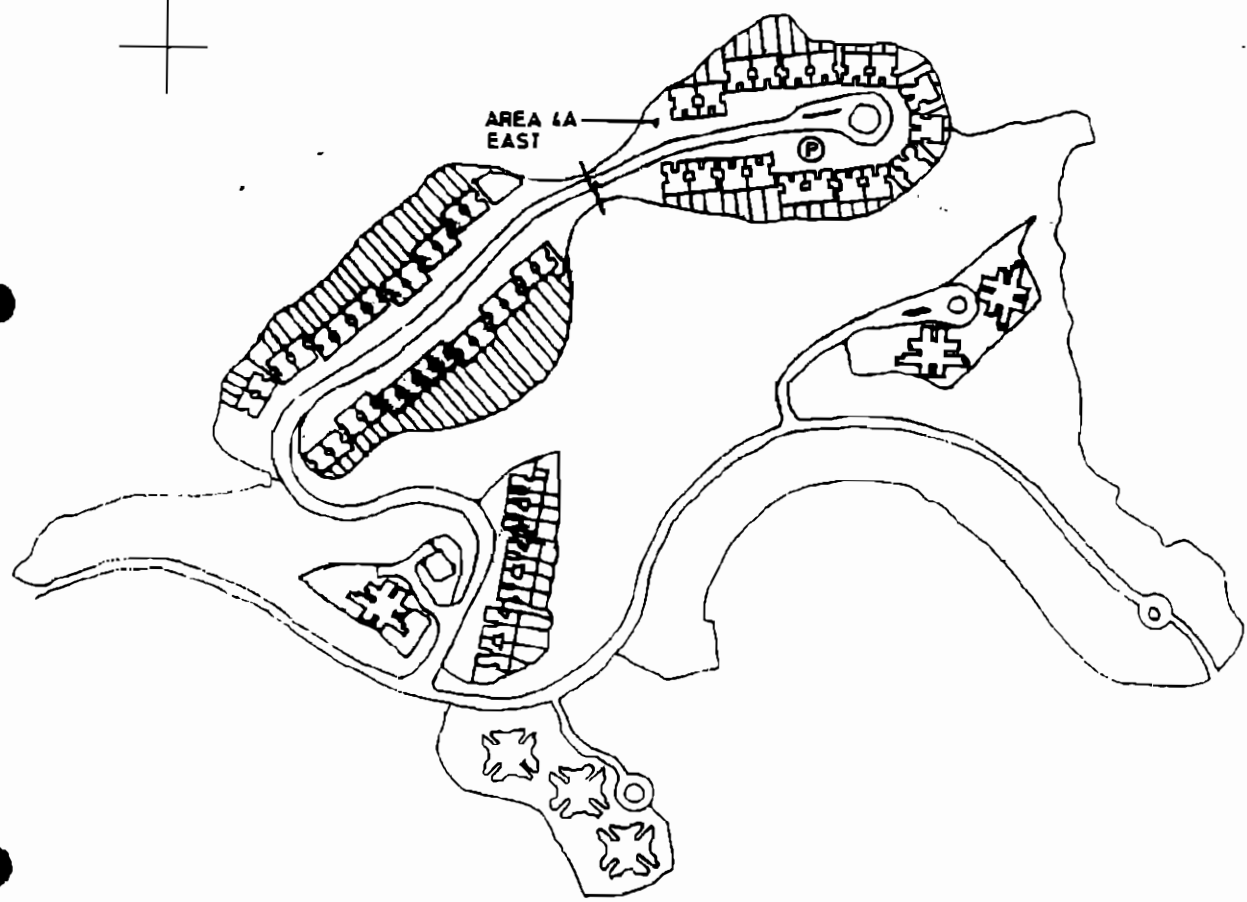


15 220710



Ⓟ = PINK

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

Serial No 7543A
Reg Fee \$ 60.00

Memorial
No. 220710

Received
On - 6 JUN 1995

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

Nature and object of the instrument to which the memorial relates	SUB-SUB-DEED OF MUTUAL COVENANT (in duplicate) A copy whereof is hereto annexed.	Solicitors Code: 048
Date of instrument	- 8 MAY 1995	Stamp Office No. Nil.
Consideration	NIL.	Stamp Duty \$ NIL.
Memorial number of transaction satisfied [Regs. 5(1) (f) and 6(2) (f)]	NIL.	
Names and Hong Kong Identity Card/Company Registration Numbers of parties, their respective shares in, and capacities in relation to, the premises	HONG KONG RESORT COMPANY LIMITED (香港興業有限公司) (Company Registration No.33740) "the Registered Owner"	FOR LAND REGISTRY USE ONLY
	FONG YUEN KWAI (房遠貴) and CHAN PUI CHI (陳沛枝) as Joint Tenants (Hong Kong Identity Cards Nos.C424059(4) and E792150(4)), "the First Purchaser"	Nature of Instrument Code
	DISCOVERY BAY SERVICES MANAGEMENT LIMITED (Company Registration No.79740) "the Manager"	Consideration Code
		Capacity Code
Premises affected by the instrument including lot number and address (with premises number and street name)	All Those 4,850 equal undivided 250,000th parts or shares of and in The Remaining Portion of Lot No.385 in D.D. No.352 and the Extensions Thereto and All Those 4,850 equal undivided 29,000th parts or shares of and in the Peninsula Village (Area 4A (East)) by erecting and completing thereon 19 Low Rise Buildings known as Nos.32, 34, 36, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 53, 55, 57 and 59 Caparidge Drive, Crestmont Villa, Peninsula Village, Discovery Bay City)	

On this -5 JUN 1995 I VIVIAN W.W. HO

of Messrs. Woo, Kwan, Lee & Lo, Hong Kong, Solicitor, 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.

S. 220
7/6
Solicitor, Hong Kong.

THIS SUB-SUB-DEED OF MUTUAL COVENANT is made the *12th* day of

May One thousand nine hundred and ninety-five

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 FONG YUEN KWAI
(房遠貴) Gentleman and CHAN PUI CHI (陳沛枝)
Married Woman both of Flat A, Ground Floor, No.44 Caperidge
Drive, Crestmont Villa, Peninsula Village, Discovery Bay
City, Lantau Island, Hong Kong ("the First Purchaser"
which expression shall where the context so admits include
his executors administrators and assigns) 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.

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 at the Islands New Territories Land Registry by
Memorial No.112018 ("the Principal Deed") and the Sub-Deed of
Mutual Covenant dated the 13th day of June 1990 and registered at
the Islands New Territories Land Registry by Memorial No.162615
("the Sub-Deed") and three Sub-Sub-Deeds of Mutual Covenant
respectively dated the 25th day of April 1991, the 26th day of
June 1992 and the 26th day of June 1992 and registered in the
Islands New Territories Land Registry respectively by Memorial
Nos.173368, 191873 and 191876 ("the Sub-Sub-Deeds").

(2) Prior to the Assignment hereinafter mentioned the Registered Owner was the registered owner and entitled to (inter alia) All Those 4,850/250,000th undivided parts or shares of and in All That piece or parcel of ground registered at the Islands New Territories Land Registry as The Remaining Portion of Lot No.385 in D.D. No.352 and the Extensions Thereto ("the Lot") and All Those 4,850/29,000th 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 known as Area 4A (East), Crestmont Villa of Peninsula Village subject to and with the benefit of the Conditions, the Principal Deed, the Sub-Deed and the Sub-Sub-Deeds.

(3) The Registered Owner has developed the said Portion by erecting and completing thereon 19 Low Rise Buildings (comprising 190 Residential Units) ("the Buildings").

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

(5) By an Assignment bearing even date herewith made between the Registered Owner as vendor of the first part New World Development Company Limited as confirmor of the second part and the First Purchaser as 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 Ground Floor (together with the Garden, Yard and Terrace thereof) of No. 44 Caperidge Drive, Crestmont Villa of Peninsula Village of Discovery Bay City together with the benefit of the Principal Deed, the Sub-Deed and the Sub-Sub-Deeds 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, the Sub-Deed and the Sub-Sub-Deeds and in particular to such covenants, provisions and restrictions as specified in Section VIII 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, the Sub-Deed and the Sub-Sub-Deeds.
2. The Owner of each Residential Unit of the Buildings shall pay a due proportion of the Management Expenses of the Buildings and of the Village and of the City and the Manager's Remuneration according to the number of Management Units allocated to the respective Residential Units of the Buildings 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 Buildings to

the said Management Expenses of the Buildings and of the Village and of the City and the Manager's Remuneration, there shall be allocated to each Residential Unit of the Buildings the number of Management Units set opposite such Residential Unit in the seventh 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 the Sub-Deed and/or the Sub-Sub-Deeds contained shall in so far as the same are not inconsistent herewith 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>Buildings</u>	<u>Floors</u>	<u>Flat</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>
41	G/F	A + Terrace & Yard	12	1	12	12
41	G/F	B + Terrace	12	1	12	12
44	G/F	B + Terrace	12	1	12	12
46	G/F	B + Terrace	12	1	12	12
32-46 (even Nos.) & 43-55 (odd Nos.)	G/F	A + Garden, Terrace & Yard	12	15	180	12
32-42 (even Nos.) & 43-55 (odd Nos.)	G/F	B + Garden & Terrace	12	13	156	12
48, 57, 59	G/F	A + Garden, Terrace & Yard	12	3	36	12
48, 57, 59	G/F	B + Garden, Terrace & Yard	12	3	36	12
32-48 (even Nos.) & 41-59 (odd Nos.)	1/F-3/F 1/F-3/F	A B	12 12	57 57	684 684	12 12
32-46 (even Nos.) & 41-55 (odd Nos.)	4/F-5/F (Duplex)	A + Flat Roofs	16	16	256	16
32-46 (even Nos.) & 41-55 (odd Nos.)	4/F-5/F (Duplex)	B + Flat Roofs	15	16	240	15
48, 57, 59	4/F-5/F (Duplex)	A + Flat Roofs	16	3	48	16
48, 57, 59	4/F-5/F (Duplex)	B + Flat Roofs	16	3	48	16
of Caperidge Drive					2,416	
Village and Building Common Areas and Facilities (Portion)					490	
Village Retained Areas (Portion)					1,944	
				Total :	4,850	

SEALED with the Common Seal of
 the Registered Owner and SIGNED
 by Mr. Loretta P. C. Ho its Director
Mr. Ida S. C. Mak its Secretary
 whose signature(s) is/are verified
 by :

For and on behalf of
HONG KONG RESORT COMPANY LIMITED
 香港興業有限公司

Loretta P. C. Ho
Ida S. C. Mak
 Authorized Signature(s)

[Signature]
VIVIAN W.W. HO
 Solicitor, Hong Kong.

Holder of Hong Kong Identity
 Card No. E424059(4)

[Signature]
[Signature]

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

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

Holder of Hong Kong Identity
 Card No. E792150(4)

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

For and on behalf of
DISCOVERY BAY SERVICES MANAGEMENT LIMITED

[Signature]
 Authorized Signature(s)

[Signature]
VIVIAN W.W. HO
 Solicitor, Hong Kong.

INTERPRETED to the First Purchaser by :-

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

[Signature]
VIVIAN W.W. HO
 Solicitor, Hong Kong.

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

Dated 8th May 1995.

HONG KONG RESORT COMPANY LIMITED

AND

FONG YUEN KWAI and
CHAN PUI CHI

AND

DISCOVERY BAY SERVICES MANAGEMENT
LIMITED

SUB-SUB-DEED OF MUTUAL COVENANT

REGISTERED at the Islands New
Territories Land Registry by Memorial
No. **220710**
on - 6 JUN 1995

for Land Registrar

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