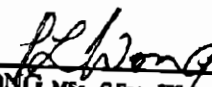


IS 191873

Ⓟ = PINK


P. L. WONG MSc, C.Eng, FIStructE, FHKIE
AUTHORIZED PERSON

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**

No. **191873**

SN 2674AA

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.	26 JUN 1992
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 of the one part "the Registered Owner", MILLION BUSINESS LIMITED (萬美有限公司), whose registered office is situate at Flat B, 13th Floor, Ying King Building, 192 Hennessy Road, Hong Kong of the second part "the First Purchaser" and DISCOVERY BAY SERVICES MANAGEMENT LIMITED whose registered office is situate at 1st Floor, Commercial Centre, Discovery Bay, Lantau Island of the third part "the Manager"
Description of land or premises affected and where situate.	1,800/250,000th parts or shares of and in The R.P. of Lot No.385 in D.D. 352 and The Extensions Thereto and 1,800/29,000th parts or shares of and in the buildings and other structures and ancillary works now erected or to be erected on Peninsula Village (Twilight Court of Peninsula Village, Discovery Bay City).
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.	

On 24 JUL 1992
 I, PETER Y. W. LEE 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. **191873** on

25 JUL 1992


 P. Land Officer.

Vol. SDR 181 & 182
 "A" Book Vol. Page

EW

THIS SUB-SUB-DEED OF MUTUAL COVENANT is made the *26th* day of
June One thousand nine hundred and ninety-two

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

MILLION BUSINESS LIMITED (萬美有限公司) whose
registered office is situate at Flat B, 13th Floor, Ying
King Building, 192 Hennessy Road, Hong Kong ("the First
Purchaser" which expression shall where the context so
admits include its successors 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 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 1,800/250,000th 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 1,800/29,000th 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 4D (Highrise) of Peninsula Village 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 a block of High Rise Building now known as Twilight Court (comprising 136 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 6 /250,000th undivided parts or shares of and in the Lot and All Those 6 /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 Ninth Floor of Twilight Court 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>
1/F to	A	6	17	102	6
17/F	B	4	17	68	4
	C	8	17	136	8
	D	6	17	102	6
	E	6	17	102	6
	F	8	17	136	8
	G	4	17	68	4
	H	6	17	102	6
				816	
Village and Building Common Areas and Facilities (Portion)				190	
Village Retained Area (Portion)				794	
				1,800	
Total :				1,800	

SEALED with the Common Seal of)
the Registered Owner and SIGNED)
by Abraham S.T. Chung, its director)
and Barbara A. Gulwell, 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

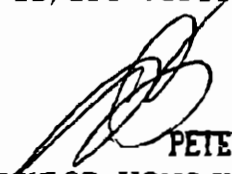


Authorized Signature(s)


PETER Y. W. LEE
SOLICITOR, HONG KONG

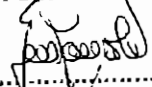
SEALED with the Common Seal of)
the First Purchaser and SIGNED)
by Yuen Kong Chark, its director)
-----)
whose signature(s) is/are verified)
by :





PETER Y. W. LEE
SOLICITOR, HONG KONG

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

For and on behalf of
DISCOVERY BAY SERVICES MANAGEMENT LIMITED



Authorized Signature(s)


PETER Y. W. LEE
SOLICITOR, HONG KONG

