

DATED _____ day of _____

GREAT HORWOOD LIMITED

and

[_____]

and

HARRIMAN PROPERTY MANAGEMENT LIMITED
(夏利文物業管理有限公司)

[and]

[BNP PARIBAS HONG KONG BRANCH]

**DEED OF MUTUAL COVENANT
AND MANAGEMENT AGREEMENT**

Draft 21 as on 30 March 2016

Deacons
5th Floor
Alexandra House
18 Chater Road
Central, Hong Kong
Tel: +852 2825 9211
Fax: +852 2810 0431
hongkong@deacons.com.hk
www.deacons.com.hk
LC:WW (LYOUNG) 252383

INDEX

Recital

Clause No.

- (1) Mutual Grants, Exceptions to the First Owner, etc.
- (2) Common Partition Walls
- (3) Management
 - (3:01) General
 - (3:02) Powers and Duties of the Manager
 - (3:03) Manager's Remuneration
 - (3:04) Management Expenses
 - (3:05) Payment of Management Expenses and Special Fund and Enforcement Provisions
 - (3:06) Management Fund and Special Fund
 - (3:07) Preparation of Budget, Management Records and Accounts
- (4) Owners' Committee
- (5) Meetings of the Owners
- (6) Miscellaneous

First Schedule : Undivided Shares Allocation

Second Schedule : Management Shares Allocation

Third Schedule : Easements, Reservations, Rights, Privileges and Obligations

Fourth Schedule : Covenants, Provisions and Restrictions to be observed and performed by the Owners

Fifth Schedule : Works and Installations

Sixth Schedule : Fire Safety Management Plan

THIS DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT is made the _____ day of _____ Two thousand and _____

BETWEEN :-

- (1) **GREAT HORWOOD LIMITED**, whose registered office is situate at 23rd Floor, Wheelock House, 20 Pedder Street, Central, Hong Kong (hereinafter called “the First Owner” which expression shall where the context so admits include its successors and assigns) of the first part;
- (2) [_____] (hereinafter called “the Second Owner” which expression shall where the context so admits include its successors and assigns or his executors, administrators and assigns or such survivor of his or her or their assigns) of the second part; and
- (3) **HARRIMAN PROPERTY MANAGEMENT LIMITED (夏利文物業管理有限公司)** whose registered office is situate at 23rd Floor, Wheelock House, 20 Pedder Street, Central, Hong Kong Hong Kong (hereinafter called “the Management Company”) of the third part[; and]
- [(4) **BNP PARIBAS HONG KONG BRANCH** whose place of business in Hong Kong is situate at [_____], Hong Kong (hereinafter called “the Mortgagee” which expression shall where the context so admits include its successors and assigns) of the fourth part].

WHEREAS :-

- (1) (a) In this Deed the following expressions, except where the context otherwise requires, have the following meanings :-

“ Approved Plans ”	The building plans for the development of the Lot and/or any amendment thereto duly approved by the Building Authority under reference number BD 2/9143/13.
“ Auditor ” or “ auditor ”	A certified public accountant firm in Hong Kong.
“ Authorized Person ”	Ronald Liang of LWK & Partners (HK) Ltd. of 15th Floor, North Tower, World Finance Centre, Harbour City, Tsim Sha Tsui, Kowloon, Hong Kong and this expression shall include any other authorized person or persons as defined in Section 2(1) of the Buildings Ordinance for the time being appointed by the First Owner in his place.
“ Capital Expenditure ”	Expenditure of a capital nature or of a kind not expected to be incurred annually.
“ Commercial Accommodation ”	Those parts of the Development for commercial use in accordance with the Approved Plans and ancillary purposes

comprising :-

- (a) Commercial Car Park Areas,
- (b) shops,
- (c) signage areas,
- (d) parts of the Pedestrian Links,

and other areas for commercial use and including internal walls, floor slabs and roof slabs of such parts of the Development (whether such walls and slabs are load bearing or structural or not) and parts of the External Walls of the podium of the Development (as shown and coloured Red on the elevation plans hereto annexed for the purpose of identification). The Commercial Accommodation are for the purpose of identification only shown and coloured Red and Red Stippled Black on the plans (certified as to their accuracy by the Authorized Person) hereto annexed.

“Commercial Car Park Areas”

The car park areas located at Basement Floor (which are shown on Basement Floor Plan (certified as to their accuracy by the Authorized Person) annexed hereto and thereon coloured Red Stippled Black for the purpose of identification only) comprising the car parking spaces provided pursuant to Special Condition No.(28)(b)(i)(II) of the Government Grant and their layout are indicated on the approved layout plan referred to in Special Condition No.(34) of the Government Grant, the commercial motor cycle parking spaces provided pursuant to Special Condition No.(28)(d)(i)(III) of the Government Grant and their layout are indicated on the approved layout plan referred to in Special Condition No. (34) of the Government Grant and the driveways, ramps and spaces within the said car park areas for the use and enjoyment of such car parking spaces and commercial motor cycle parking spaces.

“Common Areas”

The Common Areas for Commercial Accommodation, the Development Common Areas, the Residential Car Park Common Areas, the Residential Common Areas and the Tower Common Areas.

“Common Areas for Commercial Accommodation”

The loading and unloading spaces at the Basement Floor provided pursuant to Special Condition No. (29)(a)(i)(III) of the Government Grant designed or intended to be used for the loading and unloading of goods vehicles in connection with the Commercial Accommodation by the Owner(s) thereof and not otherwise specifically assigned to or for the exclusive use of an Owner of a particular part of the Commercial Accommodation. The Common Areas for Commercial Accommodation are for the purpose of identification shown and coloured Red Hatched Black on the plans (certified as to

their accuracy by the Authorized Person) hereto annexed.

“Common Facilities”

The Common Facilities for Commercial Accommodation, the Development Common Facilities, the Residential Car Park Common Facilities, the Residential Common Facilities and the Tower Common Facilities.

“Common Facilities for Commercial Accommodation”

Those facilities and equipment ancillary to the Common Areas for Commercial Accommodation for the common use and benefit of the Owner(s) of the Commercial Accommodation and not for the use and benefit of a particular part of the Commercial Accommodation exclusively.

“Development”

The whole of the development on and/or in the Lot known as “Savannah” comprising Commercial Accommodation, Residential Car Parks, Towers, Houses, the Common Areas and the Common Facilities.

“Development Common Areas”

The whole of the Lot and the Development which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, Residential Car Park Common Areas, Residential Common Areas, Tower Common Areas or Common Areas for Commercial Accommodation) and shall include but not limited to :-

- (a) such part of the Slope and Retaining Structures (if any) within the Lot;
- (b) caretaker’s quarters, owners’ committee office, emergency generator rooms, management offices, fire service control room, refuse storage and material recovery chamber, refuse storage and material recovery room, lift shafts, lift pits, lift lobbies, corridors, staircases, switch rooms, pipe and/or cable ducts (which do not form part of the Units, the Residential Common Areas and the Tower Common Areas), plant rooms, meter rooms, transformer rooms, pavements, ramps, driveways, passages in the Development, telecommunications and broadcasting (TBE) rooms, areas for installation or use of aerial broadcast distribution facilities and telecommunications network facilities and access opening and working space required for concealed drainage pipes;
- (c) the entrance area on the Ground Floor;
- (d) parts of the External Walls of the podium of the Development (as shown and coloured Green on the elevation plans hereto annexed for the purpose of

- identification);
- (e) the Pedestrian Walkway;
- (f) the turntable and part of the ramp and driveway on Basement Floor and the ramp in the entrance area on Ground Floor;
- (g) the service lift lobby on Basement Floor and Ground Floor;
- (h) the refuse collection area located at the Basement Floor (“**the Refuse Collection Area**”); and
- (i) parts of the greenery areas;

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, Residential Car Park Common Areas, Residential Common Areas, Tower Common Areas or Common Areas for Commercial Accommodation). The Development Common Areas are for the purpose of identification shown and coloured Green and Green Stippled Black on the plans (certified as to their accuracy by the Authorized Person) hereto annexed.

“Development Common Facilities”

- (a) Such of the surface channel with cover, drains, pipes, gutters, wells (if any), sewers, wires and cables, aerial broadcast distribution facilities, telecommunications network facilities, electrical and mechanical installation servicing the Development Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Development through which water, sewage, gas, electricity and any other services are supplied to the Lot and the Development or any part or parts thereof;
- (b) Lighting facilities including lamp posts, façade lighting within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
- (c) Fire prevention and fire fighting installations and equipment within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
- (d) Security system installations and equipment; and

- (e) Lift installations and equipment servicing the Development Common Areas;

and other facilities and systems for the common use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively.

For avoidance of doubt, the term “Development Common Facilities” shall not include those facilities, equipment and other like structures forming part of the Residential Car Park Common Facilities, Residential Common Facilities, Tower Common Facilities or Common Facilities for Commercial Accommodation.

“Development Rules”

The rules and regulations for the time being regulating the use, occupation and maintenance of the Lot and/or the Development or any particular part thereof and any of the buildings, structures, facilities, services or amenities thereof and the conduct of persons occupying using or visiting the same formulated pursuant to Clause (3:02:04) of this Deed.

“External Walls”

The external walls of the Development or any part thereof including but not limited to curtain walls (including the openable and non-openable windows therein), architectural features, parapet walls (other than those between Units), and the windows and window frames of the Common Areas but excluding the internal surface of the concrete walls facing the Units, the glass balustrade and metal fences of the Non-enclosed Area and flat roofs pertaining to the respective Units or their replacement, the windows, window frames and sealant around window frames of the Units.

"Fire Safety Management Plan"

The fire safety management plan and measures relating to the Residential Units with open kitchen required to be implemented by the Buildings Department and more particularly set out in the Sixth Schedule hereto and any addition or variation thereto from time to time in accordance with the then relevant requirement of the Buildings Department, the Fire Services Department and any other relevant Government authority.

“Government”

The Government of the Hong Kong Special Administrative Region.

“Government Grant”

The Agreement and Conditions of Sale in respect of the Lot registered in the Land Registry as New Grant No.21567 and any variation or modification thereto from time to time.

“Green Area”

The area referred to in Special Condition No.(2)(a) of the

Government Grant and for identification purpose shown coloured green on the plan annexed to the Government Grant.

- “Hong Kong”** The Hong Kong Special Administrative Region.
- “Lay-by Areas”** The four lay-bys provided pursuant to Special Condition No. (29)(b) of the Government Grant.
- “Lot”** Tseung Kwan O Town Lot No. 112
- “maintain”** Unless otherwise specified, includes inspection and testing by the Manager or experts appointed by the Manager, repair, uphold, support, rebuild, renovate, overhaul, pave, purge, scour, cleanse, empty, amend, keep, replace, paint, decorate and improve and provide for such of the foregoing as may be applicable in the circumstances and in the interest of good estate management and the expression “maintenance” shall be construed accordingly.
- “Maintenance Manual”** The maintenance manual for the Slope and Retaining Structures (if any) prepared in accordance with “Geoguide 5 - Guide to Slope Maintenance” issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and approved by the relevant Government department (if required).
- “management”** All or any of the activities normally associated with management including but not limited to operation, servicing, cleaning, enhancement, maintenance, repair, renovation, decoration, improvement, replacement, security, insurance and all duties and obligations to be performed and observed by the Manager as herein provided and “manage” shall be construed accordingly.
- “Management Expenses”** All expenses, costs and charges necessarily and reasonably incurred in the management of the Lot and the Development or any portion thereof in accordance with the terms of this Deed.
- “Management Fee”** The amount of due proportion of estimated Management Expenses and Manager’s Remuneration payable monthly by the Owners in respect of each Unit owned by him.
- “Management Fund”** All the monies to be collected received or held by the Manager pursuant to this Deed excluding the Manager’s Remuneration and the Special Fund only.
- “Management Shares”** The Management Shares allocated to the Units as set out in the Second Schedule hereto.

“Manager”	The Management Company or any other Manager for the time being appointed as manager of the Lot and the Development pursuant to the provisions of this Deed.
“Manager’s Remuneration”	The remuneration of the Manager as provided in this Deed.
[“Mortgage”	A Debenture and Mortgage dated 5 th November 2013 made between the First Owner as mortgagor and the Mortgagee as agent for the benefit of the Finance Parties (as referred to therein) and registered at the Land Registry by Memorial No. 13112001600012 as may from time to time be varied or supplemented.]
“Non-enclosed Area”	Balcony forming part of a Residential Unit as for the purpose of identification only shown delineated and marked Hatched Black on the plans (certified as to their accuracy by the Authorized Person) hereto annexed.
“Occupation Permit”	The temporary or permanent written permission to be issued by the Building Authority under the provisions of the Buildings Ordinance for any part of the Development to be occupied.
“Owner” or “Owners”	Each person in whom for the time being any Undivided Share(s) as set out in the First Schedule hereto of and in the Lot and the Development is vested and who for the time being appears from the records at the Land Registry to be the owner of any Undivided Share and every joint tenant or tenant in common of any such Undivided Share(s) and where any such Undivided Share(s) has been mortgaged or charged the word shall include both mortgagor or chargor and his registered mortgagee/chargee in possession or one who has foreclosed such Undivided Share(s) PROVIDED that the voting rights conferred on the Owner of such Undivided Share(s) by the provisions of this Deed shall be exercisable only by the mortgagor or chargor unless the registered mortgagee or chargee is in possession of or has foreclosed such Undivided Share(s).
“Owners’ Committee”	A committee of the Owners established in accordance with the provisions in this Deed.
“Owners’ Corporation”	The corporation formed by the Owners and registered under the Building Management Ordinance (Cap.344).
“Pedestrian Links”	The pedestrian ways or paths as provided pursuant to Special Condition No. (19) of the Government Grant and parts of

which forming parts of the Commercial Accommodation and the remaining parts of which forming parts of the Residential Common Areas.

- “Pedestrian Walkway”** The pedestrian walkway and facilities as provided and landscaped pursuant to Special Condition No. (20)(b) of the Government Grant at the ground level within the Pink Stippled Black Area and the Pink Stippled Black Circled Black Area.
- “Pink Stippled Black Area”** The area referred to in Special Condition No. (20)(a) of the Government Grant and for identification purpose shown coloured pink stippled black on the plan annexed to the Government Grant.
- “Pink Stippled Black Circled Black Area”** The area referred to in Special Condition No. (13)(a) of the Government Grant and for identification purpose shown coloured pink stippled black circled black on the plan annexed to the Government Grant.
- “Private Open Space”** The open spaces provided in the Lot pursuant to Special Condition No.(21) of the Government Grant.
- “Recreational Areas”** The areas intended for recreational use by the residents of the Residential Units and their bona fide visitors which shall include but not limited to the indoor swimming pool on First Floor, the outdoor swimming pool on First Floor, changing rooms and lavatory.
- “Recreational Facilities”** The recreational facilities and facilities ancillary thereto provided or installed for recreational use by the residents of the Residential Units and their bona fide visitors pursuant to Special Condition No.(15)(a) of the Government Grant.
- “Residential Car Park” or “Residential Car Parks”** The residential car parking spaces provided pursuant to Special Condition No.(28)(a)(i) of the Government Grant (**“Residential Car Parking Spaces”**) or the residential motor cycle parking spaces provided pursuant to Special Condition No.(28)(d)(i)(I) of the Government Grant (**“Residential Motor Cycle Parking Spaces”**) in those parts of Basement Floor of the Development for the parking of motor vehicles or motor cycles (as the case may be) and their layout are indicated on the approved layout plan referred to in Special Condition No.(34) of the Government Grant.
- “Residential Car Park Common Areas”** Those parts of the Lot and the Development (excluding those parking spaces shown and delineated on the car park layout plan approved by the Building Authority) and all other common parts specified in Schedule 1 to the Building

Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Car Parks and not otherwise specifically assigned to or for the exclusive use of the Owner of a particular Residential Car Park and shall include but not limited to entrances, ramps, driveways, access areas and circulation passages. The Residential Car Park Common Areas are for the purpose of identification shown and coloured Violet on the plans (certified as to their accuracy by the Authorized Person) hereto annexed.

**“Residential Car Park
Common Facilities”**

Those facilities and equipment for the common use and benefit of the Owners of the Residential Car Parks but not other parts of the Development and not for the use and benefit of a particular Residential Car Park exclusively and shall include but not limited to the relevant installations and facilities for supply of electricity to the Residential Car Parks, electrical and mechanical installation, plant and machinery, drop-gate, mechanical ventilation system and security system.

**“Residential Common
Areas”**

Those parts of the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units of the Development and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit and shall include but not limited to :-

- (a) the Recreational Areas;
- (b) the Private Open Space;
- (c) the Visitors’ Car Parks;
- (d) the corridor and entrance areas on Ground Floor;
- (e) the Lay-by Areas;
- (f) parts of the External Walls of the podium of the Development (as shown and coloured Yellow on the elevation plans hereto annexed for the purpose of identification);
- (g) the emergency vehicular access on Ground Floor;
- (h) the bicycle parking spaces provided pursuant to Special Condition No. (28)(e) of the Government Grant (“**Bicycle Parking Spaces**”) on Ground Floor of the Development for the parking of bicycles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees;
- (i) the spaces for the parking of motor vehicles by disabled persons provided pursuant to Special Condition No.(28)(c)(i) of the Government Grant (“**Residential Disabled Carparking Spaces**”);
- (j) parts of the greenery areas; and
- (k) parts of the Pedestrian Links;

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit. The Residential Common Areas are for the purpose of identification shown and coloured Yellow, Yellow Hatched Black, Yellow Crossed Black and Yellow Stippled Black on the plans (certified as to their accuracy by the Authorized Person) hereto annexed.

“Residential Common Facilities”

Those facilities and ancillary equipment for the common use and benefit of the Owners of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the Recreational Facilities, installation or facilities for the supply of electricity to Visitors’ Car Park(s) (if applicable), water tanks, water pumps, drains, pipes, gutters, sewers, fire prevention and firefighting system, wires and cables, electrical equipment, air-conditioning or mechanical ventilation installation, lighting, security system, gas pipes, air-conditioning system, telecommunications network facilities, lifts, escalators and sanitary fittings and installations for the use and benefit of the Residential Units.

“Residential Unit” or “Residential Units”

The House(s) (including the External Walls (other than those parts forming parts of the Common Areas as for identification purpose shown on the elevation plans annexed hereto) enclosing the House; all floor slabs, roof slabs, walls, partitions, columns and beams of the House (whether structural or non-structural, load bearing or non-loading bearing); windows (including glass panes, window frames and sealant around window frames); flat roofs, roofs, Non-enclosed Area, the glass balustrade and metal fences of the Non-enclosed Area, flat roofs and roof pertaining to the House or their replacement, swimming pool, stairhood, garden appertaining thereto or held therewith) or the Unit(s) in the Tower(s) (including, where applicable, the plaster and other internal covering of the External Walls enclosing the Unit and the plaster and covering of the internal surface of other enclosing walls abutting on the Common Areas enclosing the Unit (but not any other part of those walls), all non-structural or non-load bearing internal partitions and walls of the Unit, in the case of a non-structural common partition wall adjoining two Units only up to the mid point of such common partition wall, windows (including glass panes, window frames and sealant around window frames) (excluding openable and non-openable windows in curtain walls) of the Unit, the flat roofs, the roofs, the air-conditioning plant room

(if any), the Non-enclosed Area, the glass balustrade and metal fences of the Non-enclosed Area, flat roofs and roof pertaining to the Unit or their replacement and/or the pipe ducts serving exclusively thereto or held therewith (if any)).

"Slope and Retaining Structures"

All slopes, slope treatment works, retaining walls and other structures (if any) within or outside the Lot, the maintenance of which is the liability of the Owners under the Government Grant or this Deed.

"Special Fund"

The fund with five separate accounts for the respective types of Common Areas and Common Facilities of the Development established for the purpose of Paragraph 4 of Schedule 7 of the Building Management Ordinance (Cap. 344) and constituted pursuant to Clause (3:05:04)(d) of this Deed.

"Tower" or "Towers"

means one or more of the multi-storey tower blocks constructed as part of the Development in accordance with the Approved Plans for residential use.

"Tower Common Areas"

Those parts of the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units of all or any of the Towers and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit of the Tower and shall include but not limited to :-

- (a) the loading and unloading spaces at the Basement Floor and the Ground Floor provided pursuant to Special Condition No. (29)(a)(i)(I) of the Government Grant;
- (b) residential shuttle lift lobbies, transfer plates, residential entrance lobbies, lift lobbies, corridors, staircases, lift shafts, lift pits, escalator pits, service lift lobbies, meter rooms, plant rooms, pipe ducts (which do not form part of the Units, the Development Common Areas and the Residential Common Areas), roofs (which do not form part of the Units, the Development Common Areas and the Residential Common Areas), air-conditioning platforms, top roofs, refuse rooms, refuse storage and material recovery rooms, lift machine rooms, water pump rooms, booster pump rooms, water tank rooms, switch rooms, meter rooms, meter cabinets, electrical rooms, electrical/telephone duct rooms, fan rooms, parapet walls, filtration plant rooms, planter areas, planters, variable refrigerant volume system plant rooms and telecommunications and broadcasting (TBE) rooms and areas for installation

- or use of telecommunications network facilities;
- (c) wider common corridors and lift lobbies for the purpose of identification shown and coloured Indigo Zigzag Black on the plans (certified as to their accuracy by the Authorized Person) hereto annexed;
- (d) parts of the External Walls of the podium of the Development (as shown and coloured Indigo on the elevation plans hereto annexed for the purpose of identification) and the External Walls of the Towers;

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units of all or any of the Towers and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit of the Tower. The Tower Common Areas are for the purpose of identification shown and coloured Indigo and Indigo Zigzag Black on the plans (certified as to their accuracy by the Authorized Person) hereto annexed.

“Tower Common Facilities”

Those facilities and ancillary equipment for the common use and benefit of the Owners of the Residential Units of all or any of the Towers and not for the use and benefit of a particular Residential Unit of the Tower exclusively and shall include but not limited to the water tanks, water pumps, drains, pipes, gutters, sewers, fire prevention and firefighting system, wires and cables, electrical equipment, air-conditioning or mechanical ventilation installation, lighting, security system, gondola system, gas pipes, air-conditioning system, telecommunications network facilities, lifts, escalators and sanitary fittings and installations for the use and benefit of the Residential Units of all or any of the Towers.

“Undivided Share” or “Undivided Shares”

All those 50,687 equal undivided parts or shares of and in the Lot and the Development allocated to the Units and the Common Areas and Common Facilities as set out in the First Schedule hereto.

“Unit” or “Units”

The Residential Unit(s), the Commercial Accommodation (before the execution of any sub-Deed of Mutual Covenant in respect of the Commercial Accommodation), individual parts of the Commercial Accommodation (after execution of the sub-Deed of Mutual Covenant in respect of the Commercial Accommodation) or Residential Car Park(s) of the Development or each part of the Lot and/or the Development intended for separate use or occupation and of which the Owner, as between himself and Owners or occupiers of other parts of the Development, is entitled to the exclusive

possession.

- “House” or “Houses”** means one or more of the houses constructed as part of the Development in accordance with the Approved Plans for residential use.
- “Visitors’ Car Park” or “Visitors’ Car Parks”** The car parking spaces provided pursuant to Special Condition No.(28)(a)(iii) of the Government Grant.
- “Works and Installations”** The major works and installations in the Development requiring regular maintenance on a recurrent basis as set out in the Fifth Schedule hereto.

(b) In this Deed (if the context permits or requires) reference to the singular shall include the plural and vice versa and reference to the masculine gender shall include the feminine or neuter gender and words importing persons shall include corporation and vice versa.

(2) The Lot and the Development have been notionally divided into 50,687 equal Undivided Shares and allocated to the Units and the Common Areas and Common Facilities as set out in the First Schedule hereto.

[(3) By a Partial Release bearing even date herewith and made between the Mortgagee of the one part and the First Owner of the other part and for the consideration therein expressed, the Second Owner’s Unit referred to in Recital (4) below was released from the Mortgage and reassigned unto the First Owner by the Mortgagee to the First Owner.]

(4) By an Assignment bearing even date herewith and made between the First Owner and the Second Owner, the First Owner assigned to the Second Owner All Those [] equal undivided 50,687th parts or shares of and in the Lot and the Development together with the exclusive right to hold use occupy and enjoy All That [Flat [] on the [] Floor of Tower []]/ [House []] [and All That/Those [Residential Car /Residential Motor Cycle] Parking Space(s) No(s).[] on the Basement Floor] of the Development.

(5) The Lot and the Development are vested in the First Owner and the Second Owner as Tenants in Common as to [] equal undivided 50,687th parts or shares thereof in the First Owner and as to [] equal undivided 50,687th parts or shares thereof in the Second Owner for the residue/entitlement of the term of years created by the Government Grant subject to the payment of the rent and to the observance and performance of the terms and conditions reserved and contained in the Government Grant [and subject to the interest of the Mortgagee under the Mortgage so far as the interest of the First Owner is concerned].

(6) The parties hereto have agreed to enter into this Deed for the purpose of making provisions for the management, maintenance, insuring and servicing of the Lot, the Development 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 Lot and the Development and to provide for a due proportion of the common expenses of the Lot and the Development to be borne by the Owners.

NOW THIS DEED WITNESSETH as follows :-

(1) **MUTUAL GRANTS, EXCEPTIONS TO THE FIRST OWNER ETC.**

(1:01) The First Owner shall at all times hereafter for the residue/entitlement of the term created by the Government Grant have the full and exclusive right and privilege to hold use occupy and enjoy all the Units set out in the First Schedule hereto (save and except the Unit(s) set out in Clause (1:02) of this Deed and the Common Areas and Common Facilities) Together with the appurtenances thereto and the entire rents and profits thereof to the exclusion of the Second Owner subject however to and with the benefit of this Deed [and subject to the interest of the Mortgagee under the Mortgage so far as they are still subsisting].

(1:02) The Second Owner shall at all times hereafter for the residue/entitlement of the term created by the Government Grant have the full and exclusive right and privilege to hold use occupy and enjoy All That [Flat [] on the [] Floor of Tower []/[House [] [and All That/Those [Residential Car/Residential Motor Cycle] Parking Space(s) No(s). [] on the Basement Floor] of the Development Together with the appurtenances thereto and the entire rents and profits thereof to the exclusion of the First Owner subject however to and with the benefit of this Deed.

(1:03) Each Undivided Share and the full and exclusive right and privilege to hold use occupy and enjoy any part of the Lot and/or the Development held therewith shall be held by the person or persons from time to time entitled thereto subject to and with the benefit of the easements reservations rights privileges and obligations set out in the Third Schedule hereto.

(1:04) The Owners shall at all times hereafter be bound by and shall observe and perform the covenants provisions and restrictions contained herein and in the Fourth Schedule.

(1:05) Subject to Clause (1:06) of this Deed and the restrictions contained in the Government Grant, every Owner shall have the full right and liberty without reference to the other Owners or any person or persons otherwise interested in any other Undivided Share(s) or interest of and in the Lot and/or the Development in any way whatsoever and without the necessity of making such other Owners or other persons a party to the transaction to sell, assign, mortgage, charge, lease, let, licence or otherwise dispose of or deal with his Undivided Shares and interest in the Lot and the Development together with the exclusive right and privilege to hold use occupy and enjoy such Units and any part of the Development to which the exclusive right is vested subject to and with the benefit of this Deed but not otherwise Provided that such assignment shall contain a covenant provided in Clause (1:08) and paragraph (1) of the Fourth Schedule hereof.

(1:06) (a) The right to the exclusive use occupation and enjoyment of any part of the Lot and/or the Development shall not be sold assigned mortgaged charged leased or otherwise dealt with separately from the Undivided Share(s) with which the same is held Provided Always that the provisions of this Clause shall not extend to a lease or tenancy or licence the term of which does not exceed 12 years.

(b) The right to the exclusive use, occupation and enjoyment of any flat roof or roof or Non-enclosed Area or planter shall not be sold, assigned, mortgaged,

charged, leased or otherwise dealt with separately from the Unit with which the flat roof or roof or Non-enclosed Area or planter is held.

- (c) The Owner of the Residential Car Park(s) shall not : (1) assign the same or any interest therein without also and at the same time assigning the Undivided Shares of and in the Lot and the Development together with the right to the exclusive use and occupation of a Residential Unit or Residential Units; nor (2) underlet the same or any interest therein except to the resident of a Residential Unit PROVIDED THAT nothing herein contained shall prevent the assignment of such Residential Car Park to any person who is already at that time the Owner of the Undivided Shares of and in the Lot and the Development together with the right to the exclusive use and occupation of a Residential Unit or Residential Units PROVIDED FURTHER THAT not more than three of such Residential Car Parks shall be assigned to the Owner or underlet to the resident (as the case may be) of any one Residential Unit.

(1:07) Each and every Owner covenants with the First Owner with the intent that the covenants, rights, entitlements, exceptions and reservations herein conferred upon the First Owner shall bind each and every Owner and their respective successors and assigns and such covenants, rights, entitlements, exceptions and reservations are intended to run and shall run with the Lot and the Development and any interest therein that, the First Owner (excluding the subsequent purchasers of Unit(s) from the First Owner) shall for as long as it remains the beneficial owner of any Undivided Shares have the sole and absolute right in its unfettered discretion at any time or times and from time to time as it shall deem fit to do all or any of the following acts or deeds and to exercise all or any of the following rights which are hereby expressly excepted and reserved unto and granted and conferred upon the First Owner:-

- (a) the right to change, amend, vary, add to or alter the master layout plans (if any), the landscaping proposals, the Approved Plans and the building plans existing at the date hereof in relation to any part of the Development then owned by the First Owner from time to time without the concurrence or approval of any Owner or any of the parties hereto but nothing herein shall absolve the First Owner from the requirements of obtaining the prior written consent of the Director of Lands or other Government authorities pursuant to the Government Grant or other applicable legislation and no such change, amendment, variation, addition or alteration shall give to the Owners any right of action against the First Owner ;
- (b) without the necessity to join in any other Owners as party, to apply to the Government to amend, vary or modify the Government Grant in respect of the Commercial Accommodation or any part of it owned by the First Owner, to carve out, surrender, dedicate or assign to the Government either in its own name or in the name of some or all Owners for public use of any portion of the Commercial Accommodation owned by the First Owner;
- (c) the full and unrestricted right without interference by the other Owners to designate or re-designate the numbering for those Units which are wholly owned by the First Owner and to alter the use of any part of the Development

owned by the First Owner to other uses subject to the Government Grant and necessary consent and/or approval from the competent authorities;

- (d) subject to the approval of the Director of Lands, the right to adjust and/or allocate and/or sub-allocate the number of Undivided Shares in respect of the Commercial Accommodation or any part of it owned by the First Owner and the Management Shares relating thereto provided that the total number of Undivided Shares and Management Shares shall remain unchanged and provided further that such adjustment, allocation and/or sub-allocation shall not increase the proportion of other Owners' contribution to Management Expenses and should not result in disproportionate voting rights at Owners' meeting convened under this Deed being granted to the Owners of specific parts of the Development and the prevention or hinderance of the incorporation of the Owners' Corporation;
- (e) subject to the written approval by a resolution of Owners at an Owners' meeting convened under this Deed and the compliance with the applicable ordinances and regulations, the right to construct maintain lay alter remove re-route and renew drains, pipes, cables, sewers and other installations, fittings, chambers and other similar structures within the Lot and the Development;
- (f) the right to change the name of any part of the Development then owned by the First Owner at any time;
- (g) the right to alter and demolish any part of the Development of which the exclusive right to hold use and occupy is vested in the First Owner (including any walls and partition vested in the First Owner) subject to the Government Grant provided that necessary consent or approval is obtained from the relevant Government authorities;
- (h) subject to the approval of the Owners' Committee, the right to convert any part of the Common Areas and the Common Facilities to the First Owner's own use or for the First Owner's own benefit PROVIDED THAT such conversion shall comply with the requirements of the Government Grant and Provided Further That any payment received for the approval of the Owners' Committee must be credited to the relevant account of the Special Fund;
- (i) subject to the approval by a resolution of the Owners at an Owners' meeting convened under this Deed, the right to convert, designate and declare by deed any area or part or parts of the Development and/or facilities and/or equipment, the sole and exclusive right to hold, use, occupy and enjoy which, and to receive the rents and profits in respect of which, is then owned by the First Owner to be additional Common Areas for Commercial Accommodation or additional Development Common Areas or additional Residential Common Areas or additional Tower Common Areas or additional Residential Car Park Common Areas and/or additional Common Facilities for Commercial Accommodation or additional Development Common Facilities or additional Residential Common Facilities or additional Tower Common Facilities or additional Residential Car Park Common Facilities whereupon with effect

from such conversion, designation and declaration such additional Common Areas for Commercial Accommodation or additional Development Common Areas or additional Residential Common Areas or additional Tower Common Areas or additional Residential Car Park Common Areas and/or additional Common Facilities for Commercial Accommodation or additional Development Common Facilities or additional Residential Common Facilities or additional Tower Common Facilities or additional Residential Car Park Common Facilities shall form part of the Common Areas for Commercial Accommodation or the Development Common Areas or the Residential Common Areas or the Tower Common Areas or Residential Car Park Common Areas and/or Common Facilities for Commercial Accommodation or Development Common Facilities or Residential Common Facilities or Tower Common Facilities or Residential Car Park Common Facilities as provided in this Deed (as the case may be) and the Owners shall contribute to the maintenance and upkeep of the same as being part of the Common Areas for Commercial Accommodation or the Development Common Areas or the Residential Common Areas or the Tower Common Areas or the Residential Car Park Common Areas and/or Common Facilities for Commercial Accommodation or Development Common Facilities or Residential Common Facilities or Tower Common Facilities or Residential Car Park Common Facilities (as the case may be) PROVIDED THAT such areas and facilities to be so converted, designated and declared shall be for the beneficial use of the Owners PROVIDED FURTHER THAT no Owner (including the First Owner) and no Manager shall have the right to re-convert or re-designate such Common Areas and Common Facilities to his or its own use or benefit;

- (j) notwithstanding anything herein contained, the right and obligation to assign the whole of the Undivided Shares in the Common Areas and Common Facilities (but not a part thereof) upon execution of this Deed and those parts converted, designated and declared as additional Common Areas for Commercial Accommodation or additional Development Common Areas or additional Residential Common Areas or additional Tower Common Areas or additional Residential Car Park Common Areas and/or additional Common Facilities for Commercial Accommodation or additional Development Common Facilities or additional Residential Common Facilities or additional Tower Common Facilities or additional Residential Car Park Common Facilities pursuant to Clause (1:07)(i) of this Deed after such conversion, designation and declaration to the Manager free of cost or consideration to be held on trust for all Owners and for the general amenity of the Owners and other occupants of the Development Subject to the Government Grant and to this Deed. Such Undivided Shares together with the exclusive right to hold, use, occupy and enjoy the Common Areas and Common Facilities shall be assigned to and vested in the Manager free of costs or consideration upon execution of this Deed and shall upon such assignment to the Manager be held by the Manager as trustee for all Owners for the time being and in the event the Manager shall resign or be wound up or have an order for appointment of receiver or a bankruptcy order (as the case may be) made against it or is removed and another manager be appointed in its stead in accordance with this Deed, then the outgoing Manager or the liquidator or the receiver shall assign

such Undivided Shares together with the Common Areas and Common Facilities which they represent free of costs or consideration to the new manager PROVIDED ALWAYS THAT nothing herein contained shall in any way fetter or diminish the rights, powers, authorities and entitlements of the Manager contained in this Deed PROVIDED FURTHER THAT when the Owners' Corporation has been formed, the Manager shall, at any time if required by the Owners' Corporation, assign the Undivided Shares allocated to the Common Areas and Common Facilities together with the right to use the Common Areas and the Common Facilities to the Owners' Corporation free of costs or consideration to be held on trust for all Owners;

- (k) without the necessity of making every Owner a party thereto to enter into a sub-Deed of Mutual Covenant in respect of any part of the Development owned by the First Owner for the purpose of making further provisions for the management, maintenance and servicing of that part of the Development for which it is made and its equipment, services and apparatus and for the purpose of further defining and regulating the rights, interests and obligations of the Owners thereof Provided Always that their rights and interest shall not be adversely affected and Provided further that any sub-Deed of Mutual Covenant shall be previously approved in writing by the Director of Lands unless the Director of Lands, in his absolute discretion, waives the requirement of approval of such sub-Deed of Mutual Covenant and that such sub-Deed of Mutual Covenant shall not conflict with the provisions of this Deed and shall not affect the rights, interests or obligations of other Owners;
- (l) subject to the approval by a resolution of Owners at an Owners' meeting convened under this Deed, the right to obtain for the benefit of the Owners for the time being of the Development or any part thereof and their servants, agents, licensees, tenants and lawful occupants the grant of any rights, rights of way or easements or quasi easements (including but not limited to the right to use any roads, footbridges, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, recreational areas and facilities, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water and electricity storage, transformation and supply systems) over any adjoining or neighbouring lands or to obtain any similar rights by modification or waiver of the Government Grant or licence on such terms and conditions and from such persons as the First Owner shall deem fit Provided That any premium and administrative fee as may be required for the modification or waiver of the Government Grant shall be borne by the First Owner absolutely;
- (m) the right to enter into and upon all parts of the Lot and the Development (other than any part of the Development that have already been assigned) with contractors, surveyors, workmen and all other necessary authorized persons and all necessary equipment, plant and materials for the purposes of constructing and completing the Development on the Lot or any part thereof in accordance with the Approved Plans and may for such purpose carry out all such works in, under or over the Lot (save and except such parts of the Development as aforesaid) as it may from time to time see fit Provided that

nothing herein shall absolve the First Owner from obtaining any prior Government approval which may be required for the same. The right of the First Owner to enter the Lot to carry out such works shall extend equally to all necessary contractors, agents, workers and other persons authorized by the First Owner. The First Owner in pursuance of such work may from time to time issue in writing to the Owners instructions as to the areas or parts of the Lot (save and except such parts of the Development as aforesaid) that the Owners, their servants, agents or licensees may or may not use while such works are being carried out;

PROVIDED THAT in doing of any of the aforesaid acts or deeds or the exercise of any of aforesaid rights as specified in sub-clauses (a) to (m) above (collectively, “the Reserved Acts, Deeds and/or Rights”), the First Owner undertakes and covenants with other Owners that (i) any administrative fee, premium, approval fee and/or other charges and expenses as may be required for the Reserved Acts, Deeds and/or Rights for the benefit of the First Owner shall be borne by the First Owner; (ii) the Reserved Acts, Deeds and/or Rights, and the works necessitated thereby shall not interfere with an Owner’s exclusive right to hold, use and occupy the part of the Development to which he is entitled or impede or restrict the access to and from any such part of the Development or unreasonably interfere with the use and enjoyment of the Common Areas and the Common Facilities by such Owner; and (iii) the works aforesaid shall be carried out and completed, and any damage or loss caused to any part or parts of the Development or to the property of any Owner shall be made good, at the cost and expense of the First Owner with due diligence in accordance with or in compliance of the provisions of the Government Grant and all applicable legislation causing least disturbances and without negligence or delay.

(1:08) An Owner shall not be entitled to assign the part of the Development which he owns (“the Property”) unless the Assignment includes a covenant in substantially the following terms:

“The Purchaser covenants with the Vendor for itself and as agent for Great Horwood Limited (“Developer”) for the purpose of enabling the Developer to exercise all or any of the covenants, rights, liberty, privileges, entitlements, exceptions and reservations granted under Clause (1:07) of the Deed of Mutual Covenant and Management Agreement dated [] relating to the building of which the Property forms part (“the Deed of Mutual Covenant”) and to the intent that these covenants shall run with the Property and be binding on the Purchaser his executors administrators successors in title and assigns and the owner or owners thereof for the time being and any other person or persons deriving title under the Purchaser (each and all of whom including the Purchaser is and are hereinafter included in the expression “the Covenanting Purchaser”) and shall enure for the benefit of the Development and be enforceable by the Vendor and/or the Developer (as the case may be) that :-

(i) the Covenanting Purchaser grants confirms and acknowledges the covenants, rights, liberty, privileges, entitlements, exceptions and reservations granted and conferred on the Developer under Clause (1:07) of the Deed of Mutual Covenant and the Covenanting Purchaser

shall not do or permit anything to be done which will in any way affect or hinder the exercise of the said covenants, rights, liberty, privileges, entitlements, exceptions and reservations by the Developer;

- (ii) the Covenanting Purchaser shall, if required by the Developer, do everything necessary, including giving express consents in writing to the exercise of the said covenants, rights, liberty, privileges, entitlements, exceptions and reservations by the Developer, to facilitate the exercise of the said covenants, rights, liberty, privileges, entitlements, exceptions and reservations by the Developer;
- (iii) in order to secure the performance of the covenants contained in the said Clause (1:07), the Covenanting Purchaser hereby (jointly and severally) expressly and irrevocably appoints the Developer to be his attorney (with full power of substitution and delegation and, who may act through such officers, employees, agents, nominees and any substitute attorneys as the Developer from time to time appoints) and grants unto the Developer the full right power and authority to give all consents and to do all acts deeds matters and things and to execute and sign seal and as the acts and deeds of the Covenanting Purchaser deliver such deeds and to sign such documents or instruments as may be necessary for the exercise of or incidental to the exercise of the said covenants, rights, liberty, privileges, entitlements, exceptions and reservations conferred on the Developer as aforesaid with the full power of delegation and the Covenanting Purchaser hereby further covenants to do all acts deeds matters and things and to execute sign seal and deliver such deed or deeds and to sign such documents or instruments as may be necessary to give effect to such appointment and grant and will ratify and confirm all that the Developer shall lawfully do or cause to be done and that the power of attorney hereby given shall bind the executor(s) and the administrator(s) and the successor(s) and the assigns of the Covenanting Purchaser and shall not be revoked by the Covenanting Purchaser or by the death incapacity or the winding up (as the case may be) of the Covenanting Purchaser; and
- (iv) in the event of the Covenanting Purchaser selling or otherwise disposing of the Property, the Covenanting Purchaser shall sell or otherwise dispose of the Property upon the condition that the purchaser or assignee thereof shall enter into the same binding covenants on terms substantially the same in scope and extent as the covenants (i), (ii) and (iii) hereinbefore contained and this covenant (iv)

PROVIDED that upon the Covenanting Purchaser complying with and performing the covenant (iv) hereinbefore contained, the Covenanting Purchaser shall not be liable for any breach of the covenants (i), (ii) and (iii) hereinbefore contained which may happen after the Covenanting Purchaser shall have sold or otherwise disposed of the Property in respect whereof such purchaser or assignee shall have entered into such covenants similar in scope and extent as the covenants (i), (ii),(iii) and (iv) hereinbefore contained.”

(2) **COMMON PARTITION WALLS**

(2:01) Owners who have a common partition wall adjoining their respective Units and/or flat roof and/or roof shall each have the right to the use of the interior surface of the wall on his side subject to an obligation to maintain repair and reinstate such interior surface. Without prejudice to the said obligation, if the wall or any portion thereof (being not structural wall nor load bearing wall under the Approved Plans and not forming part of the Common Areas) is damaged or injured for any cause other than the act or negligence of either Owner, it shall be repaired or rebuilt or reinstated at their joint cost and expense with each bearing half of such cost and expense and such Owners shall repair rebuild or reinstate the wall and contribute to such cost and expense forthwith.

(2:02) Neither Owner in respect of a common partition wall adjoining their respective Units and/or flat roof and/or roof shall use any portion of the wall so as to interfere with the use and enjoyment of the other Owner in respect thereof. Neither Owner shall put structures of any kind onto or so near to the wall as to cause leakage of water or damage to the other side of the wall or as to be likely to cause the wall to collapse.

(3) **MANAGEMENT**

(3:01) **General**

(3:01:01) (a) Subject to the provisions of the Building Management Ordinance (Cap.344), the management of the Lot and the Development shall for an initial period of two years from the date of this Deed be undertaken by the Management Company subject to termination at any period of time during its term of appointment (i) by the Management Company by giving not less than 3 calendar months' notice in writing to the Owners' Committee or if there is no Owners' Committee the Owners or (ii) by the Owners' Committee (prior to the formation of the Owners' Corporation) without compensation by giving not less than 3 calendar months' notice in writing to the Management Company and by a resolution passed by a majority of votes of Owners voting either personally or by proxy in an Owners' meeting and supported by the Owners of not less than 50% of the Undivided Shares in aggregate (excluding the Undivided Shares allocated to the Common Areas and Common Facilities). The appointment of the Management Company shall continue unless so terminated or terminated in accordance with Clause (3:01:02).

(b) No resignation of the Manager shall take effect unless he has previously given not less than 3 months' notice in writing of his intention to resign: -

(i) by sending such a notice to the Owners' Committee; or

(ii) where there is no Owners' Committee, by giving such a notice to each of the Owners and by displaying such a notice in a

prominent place in the Development.

(c) The notice referred to in sub-clause (b)(ii) of this Clause (3:01:01) may be given :-

- (i) by delivering it personally to the Owner; or
- (ii) by sending it by post to the Owner at his last known address; or
- (iii) by leaving it at the Owner's Unit or depositing it in the letter box for that Unit.

(3:01:02) (a) Subject to sub-clause (d) of this Clause (3:01:02), at a general meeting convened for the purpose, the Owners' Corporation may, by a resolution :-

- (i) passed by a majority of the votes of the Owners voting either personally or by proxy; and
- (ii) supported by the Owners of not less than 50% of the Undivided Shares in aggregate,

terminate by notice the Management Company's appointment as Manager without compensation.

(b) A resolution under sub-clause (a) of this Clause (3:01:02) shall have effect only if :-

- (i) the notice of termination of appointment is in writing;
- (ii) provision is made in the resolution for a period of not less than 3 months' notice or, in lieu of notice, provision is made for an agreement to be made with the Management Company for the payment to him of a sum equal to the amount of remuneration which would have accrued to him during that period;
- (iii) the notice is accompanied by a copy of the resolution terminating the Management Company's appointment; and
- (iv) the notice and the copy of the resolution is given to the Management Company within 14 days after the date of the meeting.

(c) The notice and the copy of the resolution referred to in sub-clause (b)(iv) of this Clause (3:01:02) may be given :-

- (i) by delivering them personally to the Management Company; or

- (ii) by sending them by post to the Management Company at his last known address.
- (d) For the purposes of sub-clause (a) of this Clause (3:01:02) : -
 - (i) only the Owners of Undivided Shares who pay or who are liable to pay the Management Expenses relating to those Undivided Shares shall be entitled to vote;
 - (ii) the reference in sub-clause (a)(ii) of this Clause (3:01:02) to "the Owners of not less than 50% of the Undivided Shares in aggregate" shall be construed as a reference to the Owners of not less than 50% of the Undivided Shares in aggregate who are entitled to vote.
- (e) If a contract for the appointment of a Manager other than the Management Company contains no provision for the termination of the Manager's appointment, sub-clauses (a), (b), (c) and (d) of this Clause (3:01:02) apply to the termination of the Manager's appointment as they apply to the termination of the Management Company's appointment.
- (f) Sub-clause (e) of this Clause (3:01:02) operates without prejudice to any other power there may be in a contract for the appointment of a Manager other than the Management Company to terminate the appointment of the Manager.
- (g) If a notice to terminate a Manager's appointment is given under this Clause: -
 - (i) no appointment of a new Manager shall take effect unless the appointment is approved by a resolution of the Owners' Committee (if any); and
 - (ii) if no such appointment is approved under sub-clause (i) of this Clause (3:01:02)(g) by the time the notice expires, the Owners' Corporation may appoint another Manager and, if it does so, the Owners' Corporation shall have exclusive power to appoint any subsequent Manager.
- (h) If any person has given an undertaking in writing to, or has entered into an agreement with, the Government to manage or be responsible for the management of the Development, and the Owners' Corporation has appointed a Manager under sub-clause (g)(ii) of this Clause (3:01:02), the Owners' Corporation shall be deemed to have given to that person an instrument of indemnity under which the Owners' Corporation shall be liable to indemnify that person in respect of any act or omission by the Manager appointed under that sub-clause that may otherwise render

that person liable for a breach of that undertaking or agreement.

- (i) This Clause is subject to any notice relating to the Development that may be published by the Secretary for Home Affairs under section 34E(4) of the Building Management Ordinance (Cap. 344) but does not apply to any single manager referred to in that section.

(3:01:03) Subject to the provisions of the Building Management Ordinance (Cap.344), each Owner hereby irrevocably appoints the Manager as agent and attorney for and on behalf of all the Owners in respect of any matter concerning the Common Areas and Common Facilities or any part(s) thereof and all other matters duly authorised in accordance with the provisions of this Deed and the Manager will have the authority to act for and on behalf of all Owners in accordance with the provisions of this Deed.

(3:01:04) If the Manager shall resign by giving 3 calendar months' notice in writing to the Owners' Committee or to all the Owners then the Owners shall as soon as possible thereafter at a meeting of the Owners by resolution appoint another person or corporation in its stead. On the appointment of any Manager as aforesaid, the Owners shall as soon as practicable enter into a Management Agreement with the new Manager defining the rights, duties and obligations of the new Manager.

(3:01:05) The Manager shall be bound by and shall observe and perform all of the conditions, duties and obligations contained in this Deed and shall have all of the rights, powers and privileges granted by this Deed to the Manager.

(3:01:06) During the existence of the Owners' Corporation, the general meeting of the Owners' Corporation convened under the Building Management Ordinance (Cap.344) shall take the place of the meeting of Owners convened under this Deed and where a management committee of the Owners' Corporation is or has been appointed, the management committee shall take the place of the Owners' Committee under this Deed.

(3:01:07) The Manager shall assign all the Common Areas and Common Facilities and the Undivided Shares thereof free of costs or consideration to its successor as manager when it ceases to be the Manager for whatsoever reasons. The Manager shall assign all the Common Areas and Common Facilities and the Undivided Shares thereof and transfer the management responsibilities free of costs or consideration to the Owners' Corporation (if formed) at any time if so required by the Owners' Corporation to be held on trust for all Owners.

(3:01:08) The Manager shall consult (either generally or in any particular case) the Owners' Corporation at a general meeting of the Owners' Corporation and adopt the approach decided by the Owners' Corporation on the channels of communication among Owners on any business relating to the management of the Development.

(3:02) Powers and Duties of the Manager

(3:02:01) Save and except as otherwise expressly provided in this Deed, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the

Development, including in particular but without in any way limiting the generality of the foregoing :-

- (a) to maintain in good, clean and safe condition the Common Areas and the Common Facilities and for this purpose to employ reputable and competent contractors and workmen;
- (b) to take reasonable steps to ensure that all Owners or occupiers of the Units maintain the Unit(s) owned or occupied by them in a satisfactory manner so as not to cause any damage or nuisance to other Units or the Common Areas or Common Facilities and if there be any default on the part of any such Owners or occupiers, to put in hand any necessary maintenance and to take all necessary steps to recover the cost thereof from the defaulting Owner or occupier Provided That if the defaulting Owner or occupier causes damage or nuisance to other Units or the Common Areas or Common Facilities because of his failing to maintain the Unit owned or occupied by him in a satisfactory manner, the Manager shall have the right but shall not be obliged to put in hand such necessary maintenance and to take such necessary steps to recover the cost thereof from the defaulting Owner or occupier;
- (c) to paint, white-wash, tile or otherwise treat as may be appropriate the exterior of the Development all structures erected on the Common Areas or forming part of the Common Facilities at such intervals as the same may reasonably be required to be done and in the event if so required by any Government departments;
- (d) to prevent any decaying, noisome, noxious, excrementitious or other refuse matter from being deposited on the Common Areas or any part thereof and to specify locations in the Development for disposal of refuse or garbage by Owners and occupiers of the Units and to collect and remove all such refuse and garbage from such specified locations and also to arrange for disposal of refuse and garbage from the Common Areas and Common Facilities at such regular intervals and to maintain on the Development refuse collection facilities PROVIDED THAT in the case of refuse the nature or quality or quantity of which shall in the reasonable opinion of the Manager require special arrangement or facility for its disposal beyond the normal refuse collection facilities employed by the Manager, the Owner responsible for such refuse shall arrange for its disposal at his own expenses as soon as practicable after being so demanded by the Manager, failing which the Manager shall have the sole discretion to remove and dispose of such refuse as aforesaid and such Owner shall repay to the Manager the costs and expenses in connection with such removal and disposal;
- (e) to prevent the obstruction of all the Common Areas and subject to reasonable prior written notice being given to the Owner or occupier concerned (except in case of emergency) to remove and impound at the cost and expense of the defaulting Owner or occupier any article or thing

causing the obstruction and to demolish illegal structures and/or extensions;

- (f) to repair and keep in good repair and condition the main building structure, the External Walls forming parts of the Common Areas, top roof, roof, flat roofs (but excluding any roof or flat roofs forming part of the Units), parapet walls, the fabric of the Development and the Common Areas;
- (g) to keep all the Common Facilities in good and working order and whenever it shall be necessary to renew or replace the same and enter into contracts with third parties for the maintenance of any such Common Facilities;
- (h) to keep such of the lavatories, drains and sewers as are in common use and not for the use of any particular Unit in the Development in good clean and sanitary repair and condition and to renew or replace any parts that become damaged or defective;
- (i) to prevent as far as is possible any refuse or other matter being deposited, washed, eroded or falling from the Lot and/or the Development into any part of any road, culverts, sewers, drains, nullahs or Government property and to remove any such matter therefrom and to ensure that no damage is done to any drains, footpaths, sewers, nullahs, pipes, cables, wires, utility services or other works being in under over or adjacent to the Lot and/or the Development or any part thereof by reason of any maintenance or other works carried out by the Manager as herein provided and to make good any such damage;
- (j) to remove any structure, installation, advertisement, signboard or other things on the Lot and/or the Development which have been erected in contravention of the terms of the Government Grant and/or this Deed and to demand and recover from the person by whom such structure or other thing as aforesaid was erected or installed the cost of such removal and the making good of any damage thereby caused;
- (k) subject to the rights of the Owners of the Commercial Accommodation under this Deed, to prevent the Owners from making or suffering to be made any external or structural alterations to any Units or any part thereof of which they are entitled to the exclusive possession or to any external feature of the Units unless such alterations are permitted by the terms hereof;
- (l) to replace any glass in any broken windows or doors or walls of the Common Areas;
- (m) to maintain and keep in good repair and condition all water pumps, tanks, pipes, ducts, sewers, drains, transformer room(s), switch room(s), intercom (if any), emergency generator and security systems (if any),

cables and wiring in the Lot and/or the Development which are for the common use and benefit of the Lot and/or the Development but not for the use and benefit of a particular Unit;

- (n) to maintain and keep in good repair and condition the lifts, the machine room(s) and meter room(s) in the Development forming parts of the Common Areas or Common Facilities and to replace any part that requires replacement;
- (o) to prevent any persons from detrimentally altering or injuring the Lot and/or the Development or any part thereof or any of the equipment apparatus services or facilities thereof forming parts of the Common Facilities;
- (p) to maintain fire prevention and fire fighting equipment and to comply with all requirements of the Fire Services Department;
- (q) to provide watchmen, porters and such other staff as determined by the Manager at its reasonable discretion and to provide and maintain the burglar alarm and security system(s) (if any) and such other security installation and, so far as may be possible, to provide and maintain good security in the Lot and Development at all times;
- (r) to maintain and operate or contract for the installation, maintenance and operation and/or use of aerial broadcast distribution or telecommunication network facilities (including but not limited to satellite dishes and/or cables (if any), the wireless and/or television aerials) and other transmission devices and equipment which serve the Development provided that any contract for the installation or use of or the provision of the aforesaid facilities or services to be entered into by the Manager shall be subject to the conditions that (i) the term of such contract will not exceed 3 years; (ii) the right to be granted under such contract must be non-exclusive and must 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 installation or provision of the facilities or services, unless he is a subscriber to the relevant service;
- (s) to do all things necessary for the purposes of maintaining all facilities and services in or on the Lot and/or the Development for good management and the better enjoyment or use of the Lot and the Development by its Owners, occupiers and their licensees;
- (t) to appoint a solicitor or other appropriate legal counsel to advise upon any point which arises in connection with the management of the Lot and/or the Development necessitating professional legal advice and with authority to accept service on behalf of all the Owners for the time being of the Lot and the Development of all legal proceedings relating to the Lot and/or the Development its services apparatus and equipment (but

not proceedings relating to the rights or obligations of individual Owners) and, in particular but without limiting the foregoing, in all proceedings in which the Government shall be a party and at all times, within seven days of being requested so to do by the competent Government officer, to appoint a solicitor who shall undertake to accept service on behalf of all such Owners whether for the purposes of Order 10 Rule 1 of the Rules of High Court (or any provision amending or in substitution for the same) or otherwise;

- (u) to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility company or any competent authority or any other person whomsoever in any way touching or concerning the Lot and the Development as a whole, or its equipment apparatus services or facilities forming parts of the Common Facilities;
- (v) subject to Clause (6:12) hereof, to enter into contracts and to engage, employ, remunerate and dismiss solicitors, architects and other professional advisers and consultants, contractors, workmen, servants, agents (including professional property management company), watchmen, caretakers, technical and administrative staff and other building staff and attendants and to commence, conduct, carry on and defend in its own name legal and other proceedings touching or concerning the Lot and the Development or the management thereof on behalf of all the Owners for the time being;
- (w) to take all steps necessary or expedient for complying with the Government Grant and any statutory or Governmental requirements concerning or relating to the Lot and/or the Development for which no Owner, tenant or occupier of the Lot and/or the Development is solely responsible;
- (x) to demand collect and give receipts for all amounts payable by the Owners under the provisions of this Deed;
- (y) to enforce the due observance and performance by the Owners of the terms and conditions of this Deed and those of the Government Grant and to take action in respect of any breach thereof including the commencement conduct and defence of any legal proceedings and the registration and enforcement of charges as hereinafter mentioned;
- (z) unless otherwise directed by the Owners' Corporation, to effect and update insurance in respect of the Common Areas and the Common Facilities up to their full new reinstatement value against loss or damage by fire and water and other risks or perils and to effect and update public, occupier's and employer's liability insurance or alternatively to procure block insurance for the Development as a whole including those areas which are not the Common Areas and the Common Facilities against such loss or damage or risk and in such amount as the Manager shall

reasonably consider appropriate, such insurance to be in the name of the Manager for and on behalf of itself as manager and the Owners according to their respective interests in the Lot and the Development and to pay all premia required to keep such insurance policies in force. Subject to any direction given by the Owners' Corporation, the parts of the Common Areas and the Common Facilities, the risks and perils and the liability to be insured and the amount of insurance cover shall be reasonably determined by the Manager in accordance with good management practice;

- (aa) to keep proper accounts of all expenditure incurred by and of all payments made to the Manager in respect of carrying out its duties hereunder as herein provided;
- (ab) to deal with all enquiries, complaints, reports and correspondence relating to the Development;
- (ac) to recruit and employ such staff as may from time to time be necessary to enable the Manager to comply with its duties hereunder on such terms as the Manager shall in its reasonable discretion decide and to provide guard rooms, office for watchmen/caretakers, uniforms, working clothes, tools, appliances, cleaning and other materials and all equipment necessary therefor;
- (ad) to keep the Recreational Areas and the Recreational Facilities and all ancillary equipment and structures in good repair and condition and properly cleaned and to employ staff to supervise their use, to insure against liability of persons using the same and to make, vary and enforce regulations regarding the persons using the same, the hours of use, maintenance, management and all other matters relating thereto;
- (ae) to pay and discharge out of all monies collected from the Owners under Clause (3:05:01) of this Deed all outgoings relating to the management of the Lot and the Development;
- (af) to allocate or apportion the salary or remuneration payable to managerial or management staff;
- (ag) to do all such other things as are reasonably incidental to the management of the Lot and the Development in accordance with the terms and conditions of this Deed and the Government Grant or for the common benefit of the Owners;
- (ah) without prejudice to sub-clause (ar) below and Clause (44) in the Fourth Schedule hereto, to manage and maintain the Green Area which the Purchaser (as defined under the Government Grant) of the Lot is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (except where the relevant obligation is required to be performed and observed by the First Owner

as the original grantee of the Lot only excluding its assigns under the Government Grant) and to carry out works or take steps in compliance with the obligations imposed on the Owners under the Government Grant in connection with the said area;

- (ai) to charge a prescribed fee for entry into and/or use of the Recreational Areas and the Recreational Facilities or any part thereof of such amount as the Manager shall in its reasonable discretion deem fit provided that all such prescribed fees collected shall form part of the Management Fund to be utilised towards the management, maintenance and repair of the Residential Common Areas and the Residential Common Facilities;
- (aj) subject to the approval of the Owners' Committee or the Owners' Corporation (if formed) and subject to Clause (3:02:01)(r) hereof, to lease, license, install or contract for the leasing, licensing, installation of the communal radio and/or television aerials and/or satellite dishes and/or satellite master antenna television system and/or cable television system and/or internet services or other transmission device which serve the Development and all monies received shall be held as part of the Management Fund of the Development and be credited and applied accordingly;
- (ak) to remove any dogs, cats or other animals or fowls from the Lot and the Development, if in the reasonable opinion of the Manager, such animals or fowls are causing a nuisance to other Owners or occupiers of the Lot and the Development;
- (al) to provide such Christmas, Chinese New Year, festive and other decorations and to organise such celebrations or activities for the Development as the Manager shall in its reasonable discretion consider desirable;
- (am) to landscape, plant with trees and shrubs, flowers, bushes, grass and other vegetation on any part or parts of the Common Areas and for such purpose to engage a landscape architect or consultant;
- (an) subject to the prior approval of the Owners' Committee or the Owners' Corporation (if formed), to grant franchises, leases, tenancy agreements and licences to other persons to use such of the Common Areas and Common Facilities, and subject to the additional prior written approval by a resolution of the Owners at an Owners' meeting convened under this Deed to grant licences to other persons to install or affix chimneys, flues, pipes or any other structures or facilities on or within the Common Areas, and on such terms and conditions and for such consideration as the Manager shall in its reasonable discretion consider appropriate Subject Always to the provisions of the Government Grant and this Deed PROVIDED THAT all income arising therefrom shall form part of the Management Fund and be dealt with in accordance with the provisions of this Deed and PROVIDED THAT any payment received for the

approval must be credited to the relevant account of the Special Fund and PROVIDED FURTHER THAT the grant of such franchises, leases, tenancy agreements and licences shall not interfere with an Owner's exclusive right to hold, use, occupy and enjoy the part of the Development to which he is entitled or impede or restrict the access to and from any such part of the Development;

- (ao) to impound and/or remove any vehicle or motor cycle parked anywhere on or in the Common Areas not so designated for parking or any vehicle or motor cycle parked on or in any of the Visitors' Car Parks or the loading and unloading spaces forming parts of the Common Areas without the consent of the Manager or which shall cause an obstruction or which is contrary to the provisions of this Deed or the Development Rules or the owner of which vehicle or motor cycle has defaulted in payment of parking fees and any damage caused to such vehicles or motor cycles during or as a consequence of such impoundment or removal shall be the sole responsibility of the owner thereof;
- (ap) to grant licence to use the Visitors' Car Parks, loading and unloading spaces or such parts of the Common Areas designated for parking of vehicles or motor cycles on such terms and conditions and for such consideration as the Manager shall in its reasonable discretion consider appropriate and all monies received shall form part of the Management Fund;
- (aq) to make Development Rules to protect the environment of the Development and to implement waste reduction and recycling measures with reference to guidelines on property management issued from time to time by the Director of Environmental Protection;
- (ar) to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition and carry out any necessary works in respect of the Slope and Retaining Structures (if any) in compliance with the Government Grant and in particular in accordance with the Geoguide 5 - Guide to Slope Maintenance issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the Maintenance Manual (if any) and all guidelines issued from time to time by the appropriate Government department regarding the maintenance of the Slope and Retaining Structures (if any). For this purpose, the Manager shall have the right to demand from the Owners, and the Owners shall be liable to pay, such contributions to all the costs lawfully incurred or to be incurred in carrying out such maintenance and repair and any other works in respect of the Slope and Retaining Structures (if any) by way of a lump sum or instalments or otherwise as the Manager shall decide Provided that the Manager shall not be made personally liable for carrying out any such requirements of the Government Grant which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners. For the

purpose of this Clause, the Manager shall include any Owners' Committee and the Owners' Corporation;

- (as) in the event of the covenants contained in Clauses (38) and (45) in the Fourth Schedule hereto being in breach, the Manager without prejudice to the right of the other Owners, shall have the right to demand the defaulting Owner to rectify the breach as soon as practicable and if necessary to reinstate the Non-enclosed Area to their original state under the Approved Plans and if the defaulting Owner shall fail to comply with the Manager's demand, the Manager shall have the right to take necessary steps to secure compliance with the aforesaid covenant including but not limited to the right to enter upon the Residential Unit concerned (including the Non-enclosed Area provided therein) and remove any fences, awning, grilles or any structures or things which are installed, exhibited, affixed, erected or attached to the Non-enclosed Area or the Residential Unit which are in breach of the aforesaid covenant. The defaulting Owner shall pay to the Manager all costs incurred by the Manager for and in relation to the steps taken by the Manager for the aforesaid purpose and all costs recovered by the Manager shall be credited to the Management Fund or the relevant account of the Special Fund from which the costs incurred by the Manager was drawn;
- (at) to organise such social activities whether within or outside the Development as the Manager may reasonably consider appropriate to promote the neighbourhood relationship of the Owners and the occupiers and to charge a reasonable fee therefor PROVIDED THAT any part of such fee so charged and received by the Manager as aforesaid which have not been used for the purpose of such activities shall be credited to the Management Fund for the benefit of the Owners;
- (au) to discontinue the provision of management services to Owners who fail to pay fees or to comply with any other provisions under this Deed;
- (av) upon giving reasonable prior notice to the Owners (save and except in case of emergency), to temporarily close or suspend the use of any part of the Common Areas and the Common Facilities for safety reason and/or in the course of construction of the Development or any part thereof and for this purpose to take any necessary measure or make any rule in such manner as the Manager shall think fit after obtaining approval or consent from the Owners' Committee (if any) or Owners' Corporation (if formed);
- (aw) to maintain the Green Area together with the bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures provided and constructed thereon or therein as required by the Director of Lands and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided

thereon or therein to the satisfaction of the Director of Lands until the Green Area has been re-delivered to the Government in accordance with Special Condition No.(3) of the Government Grant;

- (ax) to implement and/or monitor proper implementation of Fire Safety Management Plan by Owners whose Residential Units contain approved open kitchen design in accordance with the Fire Safety Management Plan and to enter into the relevant Residential Units to take such measures and precautions as may be required to prevent any breach by any Owners in respect of fire safety management in Residential Units;
 - (ay) subject to the Fire Safety Management Plan and the then relevant requirements of the Buildings Department, the Fire Services Department and any other relevant Government authority, to assist the Owners of Residential Units with open kitchen to carry out annual or necessary inspection and maintenance of the fire safety provisions in their Residential Units and in issuance of the relevant maintenance certificate (F.S.251) to prove their function;
 - (az) to provide training relating to implementation of Fire Safety Management Plan to its on-site staff including course of actions to be carried out by security officers/security guards;
 - (ba) to arrange for carrying out of fire drill annually;
 - (bb) to affix permanent notice at Common Areas (such as in lift lobbies and on notice board) to remind the residents not to remove or demolish any fire safety provision; and
 - (bc) to provide a suitable CCTV imaging device at the Common Areas and trained personnel to operate the device or to engage a service provider for conducting inspection of the concealed drainage pipes by a suitable CCTV imaging device and to conduct regular inspection of the concealed drainage pipework on such interval as proposed by the Authorized Person to alert any early signs of water leakage and pipe joints/pipe brackets conditions.
- (3:02:02) (a) Subject to sub-clauses (b) and (c) of this Clause (3:02:02) below and the provisions in Schedule 7 to the Building Management Ordinance (Cap. 344), the Manager or the Owners' Committee shall not enter into any contract for the procurement of any supplies, goods or services the value of which exceeds or is likely to exceed the sum of HK\$200,000.00 or such other sum in substitution therefor as the Secretary for Home Affairs may specify by notice in the Gazette unless:
- (i) the supplies, goods or services are procured by invitation to tender; and

- (ii) the procurement complies with the Code of Practice referred to in Section 20A(1) of the Building Management Ordinance (Cap.344).

- (b) Subject to sub-clause (c) of this Clause (3:02:02) below and the provisions in Schedule 7 to the Building Management Ordinance (Cap. 344), the Manager or the Owners' Committee shall not enter into any contract for the procurement of any supplies, goods or services the value of which exceeds or is likely to exceed a sum which is equivalent to 20% of the annual budget or such other percentage in substitution therefor as the Secretary for Home Affairs may specify by notice in the Gazette unless:
 - (i) if there is an Owners' Corporation:
 - (1) the supplies, goods or services are procured by invitation to tender;
 - (2) the procurement complies with the Code of Practice referred to in Section 20A(1) of the Building Management Ordinance (Cap.344); and
 - (3) whether a tender submitted for the purpose is accepted or not is decided by a resolution of the Owners passed at a general meeting of the Owners' Corporation, and the contract is entered into with the successful tenderer; or
 - (ii) if there is no Owners' Corporation:
 - (1) the supplies, goods or services are procured by invitation to tender;
 - (2) the procurement complies with the Code of Practice referred to in Section 20A(1) of the Building Management Ordinance (Cap.344); and
 - (3) whether a tender submitted for the purpose is accepted or not is decided by a resolution of the Owners passed at a meeting of Owners convened and conducted in accordance with this Deed, and the contract is entered into with the successful tenderer.

- (c) Sub-clauses (a) and (b) of this Clause (3:02:02) above do not apply to any supplies, goods or services which but for this sub-clause would be required to be procured by invitation to tender (referred to in this sub-clause as "relevant supplies, goods or services"):
 - (i) where there is an Owners' Corporation, if:

- (1) the relevant supplies, goods or services are of the same type as any supplies, goods or services which are for the time being supplied to the Owners' Corporation by a supplier; and
 - (2) the Owners' Corporation decides by a resolution of the Owners passed at a general meeting of the Owners' Corporation that the relevant supplies, goods or services shall be procured from that supplier on such terms and conditions as specified in the resolution, instead of by invitation to tender; or
- (ii) where there is no Owners' Corporation, if:
- (1) the relevant supplies, goods or services are of the same type as any supplies, goods or services which are for the time being supplied to the Owners by a supplier; and
 - (2) the Owners decide by a resolution of the Owners passed at a meeting of Owners convened and conducted in accordance with this Deed that the relevant supplies, goods or services shall be procured from that supplier on such terms and conditions as specified in the resolution, instead of by invitation to tender.

(3:02:03) Notwithstanding anything herein contained, the Manager shall not (except with the prior approval by a resolution of Owners at an Owners' meeting convened under this Deed) be entitled to effect any improvements to the facilities or services in or on the Lot and/or the Development which involves expenditure in excess of 10% of the current annual budget referred to in Clause (3:07:01) of this Deed.

(3:02:04) The Manager shall have power from time to time before the formation of the Owners' Committee and if the Owners' Committee or the Owners' Corporation is formed, then subject to the approval of the Owners' Committee or the Owners' Corporation (as the case may be), to make and amend the Development Rules but the same must not be inconsistent with or contravene this Deed, the Building Management Ordinance (Cap.344) or the terms of the Government Grant and such Development Rules shall be binding on all of the Owners of the Development and their tenants, licensees, servants or agents. A copy of the Development Rules from time to time in force shall be posted on the public notice board in the Development and a copy thereof shall be supplied to each Owner on request on payment of reasonable copying charges and such charges shall be credited to the Management Fund.

(3:02:05) All acts and decisions of the Manager arrived at in accordance with the provisions of this Deed in respect of any of the matters aforesaid shall be binding in all respects on all the Owners for the time being.

(3:02:06) Neither the Manager nor any employees contractors servants agents or other person employed by the Manager shall be liable to the Owners or any of them or to any person or persons whomsoever whether claiming through, under or in trust for any Owners or

otherwise, for or in respect of any act, deed, matter or thing done or omitted in pursuance of or purported pursuance of the provisions of this Deed not being an act or omission involving criminal liability, dishonesty or negligence on the part of the Manager or its employees contractors servants agents or such other person employed by the Manager and the Owners shall fully and effectually indemnify the Manager or its employees contractors servants agents or such other person employed by the Manager from and against all actions, proceedings, claims and demands whatsoever and from all costs and expenses in connection therewith arising out of any act, deed, matter or thing done or omitted by the Manager or its employees contractors servants agents or such other person employed by the Manager in pursuance of or purported pursuance of the provisions of this Deed not involving criminal liability, dishonesty or negligence on the part of the Manager or its employees contractors servants agents or such other person employed by the Manager.

(3:02:07) The Manager shall have the right with or without workmen :-

- (a) upon reasonable notice (except in case of emergency) to enter upon any part of the Lot or the Development or any of the Units as may be necessary for the purpose of effecting necessary inspection, maintenance (excluding decoration), replacement, cleaning, painting and repairs to the Development or any part or parts thereof or the Common Areas and Common Facilities and/or abating any hazard or nuisance which does or may affect the Common Areas or Common Facilities or other Owners and also for the purpose of inspecting replacing repairing cleaning and maintaining any of the water mains and pipes or other apparatus and equipment serving any part of the Lot and/or Development whether or not the same belong exclusively to any one Unit and, if the water mains and pipes or the apparatus and equipment or the item of repair shall belong exclusively to one Unit and the Owner of that Unit fails to repair or replace such water mains and pipes or the apparatus and equipment or item of repair within reasonable time after receipt of the request of the Manager, to charge the Owner the cost of repairing and/or replacement Provided that the Manager shall cause as little disturbance as possible when carrying out such works and repair at its own costs and expenses any damage caused thereby and the Manager shall be liable for the negligent, wilful or criminal acts of the Manager or its employees contractors servants and agents; and
- (b) to provide within the Common Areas and Common Facilities such fixtures, fittings and furniture and other equipment as it may consider appropriate and to repair, replace and maintain the same and the costs, charges and expenses thereof shall form part of the cost of the management under separate management accounts as referred to in Clause (3:07:03) of this Deed.

(3:02:08) The Manager, its employees, contractors, servants, agents or other persons employed by the Manager shall not be liable for any interruption in any of the services hereinbefore mentioned by reason of necessary maintenance of any installations, apparatus, equipment, or damage thereto or destruction thereof by fire, water or Act of God or by reason of mechanical or other defect or breakdown or inclement weather conditions or unavoidable

shortage of fuel, materials, water, labour or other cause beyond the Manager's control nor for the security or safekeeping of the Lot and the Development or any persons or contents therein Provided that the Manager shall be liable for the negligent, wilful or criminal acts of the Manager or its employees, contractors, servants, agents and other persons employed by the Manager.

(3:02:09) The Manager shall ensure that its servants, agents, contractors or other persons employed or appointed by the Manager remain responsible and answerable to the Manager.

(3:03) The Manager's Remuneration

(3:03:01) The Manager's Remuneration (expressed as a monthly amount) shall be the sum equivalent to 10% of the Management Expenses. No variation of the aforesaid percentage may be made except with approval by a resolution of Owners at an Owners' meeting convened under this Deed. The Manager's Remuneration shall be paid by the Owners monthly in advance on the first day of every calendar month by reference to the total budgeted Management Expenses with adjustment to be made at the end of each financial year when the total Management Expenses are ascertained. For the purpose of calculating the Manager's Remuneration, the Management Expenses shall exclude (i) the Manager's Remuneration itself and (ii) any Capital Expenditure or expenditure drawn out of the Special Fund Provided that by a resolution of Owners at an Owners' meeting convened under this Deed, any Capital Expenditure or expenditure drawn out of the Special Fund may be included for calculating the Manager's Remuneration at the aforesaid rate or at such lower rate as the Owners may consider appropriate.

(3:03:02) The Manager's Remuneration shall not be subject to any requirement that the Manager shall disburse from such money to meet expenses in respect of any staff (whether managerial or otherwise), facilities, accountancy services or other professional services, the cost for which shall be a direct charge upon the Management Fund.

(3:04) Management Expenses

(3:04:01) For the purpose of fixing the contributions payable by the Owners, the Manager shall prepare the budgets referred to in Clause (3:07:01) of this Deed.

(3:04:02) The said budgets shall cover all costs expenses and outgoings incurred in relation to the management of the Lot and the Development including without limiting the generality of the foregoing the following items :-

- (a) Government Rent (before separate assessment of individual Units has been made by the Government) and all sums payable under the Government Grant (if any);
- (b) the cost of carrying out all or any of the duties of the Manager set out in Clause (3:02) of this Deed;
- (c) the cost of purchasing or hiring all necessary plant, equipment, apparatus, tools and machinery;

- (d) remuneration and expenses including but not limited to salaries, bonuses (if any), provident fund, long service payment and other statutory payments under the Employment Ordinance or other applicable ordinances and premium for employee's medical insurance for all management staff, caretakers, security guards, watchmen, cleaners, attendants, gardeners and such other staff as may be required for the proper management of the Lot and the Development;
- (e) all reasonable professional fees and costs incurred by the Manager including :-
 - (i) fees and costs of surveyors, rating surveyors, valuers, architects, engineers and others employed in connection with the management, maintenance and improvement of the Lot and the Development;
 - (ii) solicitors and other legal fees and costs incurred in the exercise of its rights, powers and duties under this Deed; and
 - (iii) fees and costs of any accountants, auditors and/or any other consultants employed in connection with the accounts or the Manager's statements as hereinafter referred to;
- (f) all water, gas, electricity, telephone and other service charges for or in connection with the Lot and the Development and not being in respect of the use of or consumption in any particular Unit or other area (if any) enjoyed exclusively by one Owner;
- (g) the cost of all fuel and oil incurred in connection with the operation of the plant, equipment and machinery provided by the Manager for the benefit of the Lot and the Development and the Owners thereof commonly;
- (h) the cost of providing emergency generators (if any) and the cost of providing emergency lighting of the Lot and the Development;
- (i) the cost of effecting insurance in respect of public liability, occupier's liability, employer's liability, employees' compensation and fire and other perils in respect of the Common Areas and Common Facilities and structures, equipment and utensils intended for common use;
- (j) all charges, assessments, impositions and other outgoings payable by the Owners in respect of all parts of the Common Areas;
- (k) the cost of postage, stationery, printing and other sundry items incurred by the Manager in connection with the management of the Lot and the Development;

- (l) the cost of maintaining in good order and repair all Common Areas, Common Facilities and any other facilities related to the provision of services within the Lot and the Development;
- (m) any other expenditures which are necessary for the good estate management of the Common Areas and Common Facilities;
- (n) auditor's fees;
- (o) secretarial and accounting charges in connection with the management of the Lot and the Development;
- (p) salaries and bonuses (if any) of administrative and clerical staff employed by the Manager for the administration and management of the Lot and the Development or such proportionate part thereof which are provided by the head office of the Manager for the Development as well as any other lands, estates and buildings;
- (q) the cost of operating, managing and keeping in good clean repair and condition the Recreational Facilities including the general expenditure for cost of staff and (if applicable) water charges, lighting and air-conditioning;
- (r) the cost for cultivation, irrigation and maintenance of the lawns, planters and landscaped areas on the Common Areas;
- (s) the cost incurred in connection with the management and maintenance of the Green Area and the structures and facilities thereon or therein which the Purchaser (as defined under the Government Grant) of the Lot is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (except where the relevant obligation is required to be performed and observed by the First Owner as the original grantee of the Lot only excluding its assigns under the Government Grant) pursuant to Clauses (3:02:01)(ah) and (3:02:01)(aw) of this Deed;
- (t) the cost of engaging suitable qualified personnel to inspect keep and maintain in good substantial repair and condition the Slope and Retaining Structures (if any) in compliance with the Government Grant and in accordance with the Maintenance Manual (if any) and all guidelines issued from time to time by the appropriate Government department regarding the maintenance of the Slope and Retaining Structures (if any) and all costs incurred or to be incurred in carrying out maintenance, repair and any other works in respect of the Slope and Retaining Structures (if any);
- (u) the cost for organizing activities for owners/occupiers of the Development to participate; and

- (v) the cost incurred in connection with the monitoring and implementation of the Fire Safety Management Plan.

(3:05) Payment of Management Expenses and Special Fund and Enforcement Provisions

- (3:05:01) (a) The Owners of each of the Units shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares as set out in the Second Schedule hereto PROVIDED THAT no Owner shall be called upon to pay more than his appropriate shares of the Management Expenses as stated in the following:
- (i) where any expenditure relates to or is for the benefit of the Lot and the Development (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Tower Common Areas, Residential Car Park Common Areas, Common Areas for Commercial Accommodation, Residential Common Facilities, Tower Common Facilities, Residential Car Park Common Facilities or Common Facilities for Commercial Accommodation), the Development Common Areas and/or the Development Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Development in proportion to the number of Management Shares held by them;
 - (ii) where any expenditure relates solely to or is solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them;
 - (iii) where any expenditure relates solely to or is solely for the benefit of the Residential Units of all or any of the Towers (but does not relate solely to or is not solely for the benefit of any particular Residential Unit of the Tower), the Tower Common Areas and/or the Tower Common Facilities the full amount of such expenditure shall be apportioned between the Owners of the Residential Units of the Towers in proportion to the number of Management Shares held by them;
 - (iv) where any expenditure relates solely to or is solely for the benefit of the Residential Car Parks (but does not relate solely to or is not solely for the benefit of any particular Residential Car Park), the Residential Car Park Common Areas and/or the Residential Car Park Common Facilities the full amount of such expenditure shall be borne by the Owners of the Residential Car Parks in proportion to the number of Management Shares held by them;

- (v) where any expenditure relates solely to or is solely for the benefit of the Common Areas for Commercial Accommodation and/or the Common Facilities for Commercial Accommodation the full amount of such expenditure shall be borne by the Owners of the Commercial Accommodation in proportion to the number of Management Shares held by them;
 - (vi) where any expenditure relates solely to or is solely for the benefit of a Unit, the full amount of such expenditure shall be borne by the Owner of such Unit;
- (b) if the total contribution receivable as aforesaid by the Manager shall be insufficient to meet the Management Expenses and the Manager's Remuneration for any reason whatsoever, any shortfall, whether incurred or to be incurred over and above the said budgeted sum, shall be carried forward to and recouped by adjusting the annual budget and the Management Fee for the next financial year provided always that the Manager may, at its discretion from time to time, demand from the Owner of each Unit on giving not less than one month's prior notice in writing the additional monthly contribution payable by each Owner save that in exceptional circumstances such additional contribution may be recovered by special contribution in one lump sum as the Manager shall in its absolute discretion deem fit to meet the shortfall in Management Expenses and the Manager's Remuneration;
- (c) if there should be any surplus in the total amount of additional contributions from the Owners as aforesaid after payment of all the cost charge and expenses then such surplus shall be held by the Manager and be deposited in a bank account and shall only be applied by the Manager in or towards payment of future Management Expenses as the Manager shall decide;

Provided That where any expenditure has been incurred solely for the benefit of an Owner or group of Owners the Manager may charge that expenditure directly to that Owner or those Owners in such proportion as it may reasonably determine.

(3:05:02) The Manager shall from time to time notify each Owner in writing in the manner hereinafter mentioned of the amount of the monthly Management Fee estimated as aforesaid and such amount shall be payable by each Owner monthly in advance from the date specified in the relevant notice, the initial monthly Management Fee being payable from and exclusive of the date of the assignment in their favour as the Owners.

(3:05:03) The Management Fee shall be subject to adjustment from time to time according to the costs of providing the above services estimated herein Provided no adjustment shall affect the proportion of contribution in respect of each Unit as mentioned in Clause (3:05:01)(a). Notice of such adjustment shall be given by the Manager in writing at least one month prior to such adjustment.

- (3:05:04) (a) Except where the First Owner has made payments in accordance with Clause (3:05:04)(e) of this Deed, each Owner (being the assignee from the First Owner) shall immediately upon his becoming an Owner pay to the Manager a sum equivalent to three months' Management Fee for each Unit owned by him payable in accordance with the budget for the first year which shall be a non-refundable but transferable deposit by way of security against the liabilities for the observance and performance by the Owner of the covenants terms and conditions contained in this Deed. The deposit shall not be used by an Owner to set off against any contribution payable by him under this Deed. Notwithstanding the foregoing (and without prejudice to the rights of the Manager generally under this Deed) the Manager shall have the right to set off the deposit against any sums payable by an Owner under this Deed; the Manager shall be under no obligation to exercise such right of set off and, in any proceedings by the Manager against an Owner in respect of a payment default, such Owner shall have no right to require the Manager to mitigate its loss by exercising its right of set-off prior to its exercising its other rights under this Deed in respect of such default. If the Manager has exercised its right of set-off under this Clause, it shall have the right to require the relevant Owner or his successor in title to replenish the deposit to an amount equivalent to three months' Management Fee for the Unit which he owns.
- (b) Except where the First Owner has made payments in accordance with Clause (3:05:04)(e) of this Deed, each Owner (being the assignee from the First Owner) shall immediately upon his becoming an Owner pay to the Manager a sum equivalent to two months' Management Fee for each Unit owned by him payable in accordance with the budget for the first year which shall be the Management Fee payable in advance for the first two months.
- (c) Except where the First Owner has made payments in accordance with Clause (3:05:04)(e) of this Deed, each Owner (being the assignee from the First Owner) of Residential Unit or the Commercial Accommodation (or any part(s) thereof) in the Development shall immediately upon his becoming an Owner pay to the Manager such non-refundable and non-transferable sum equivalent to one month's Management Fee for each Residential Unit or the Commercial Accommodation or the relevant part(s) of the Commercial Accommodation owned by him payable in accordance with the budget for the first year which shall be the debris removal charge. Any surplus debris removal charge paid by the Owner of a Residential Unit not used for collection or removal of debris shall be credited to the residential account of the Special Fund referred to in Clause (3:05:04)(d)(i) of this Deed. Any surplus debris removal charge paid by the Owner of the Commercial Accommodation or the relevant part(s) of the Commercial Accommodation not used for collection or removal of debris shall be credited to the Management Fund in respect of the Common Areas for Commercial Accommodation.

- (d) (i) There shall be established and maintained by the Manager :
- (1) a development account of the Special Fund for the purposes of meeting Capital Expenditure in respect of the Development Common Areas and the Development Common Facilities, the contribution of which shall be made by all the Owners as provided in Clause (3:05:04)(d)(ii) of this Deed;
 - (2) a residential account of the Special Fund for the purposes of meeting Capital Expenditure in respect of the Residential Common Areas and the Residential Common Facilities, the contribution of which shall be made by all Owners of the Residential Units as provided in Clause (3:05:04)(d)(ii) of this Deed;
 - (3) a tower account of the Special Fund for the purposes of meeting Capital Expenditure in respect of the Tower Common Areas and the Tower Common Facilities, the contribution of which shall be made by all the Owners of the Residential Units of the Towers as provided in Clause (3:05:04)(d)(ii) of this Deed;
 - (4) a residential car park account of the Special Fund for the purposes of meeting Capital Expenditure in respect of the Residential Car Park Common Areas and the Residential Car Park Common Facilities, the contribution of which shall be made by all the Owners of the Residential Car Parks as provided in Clause (3:05:04)(d)(ii) of this Deed;
 - (5) a commercial account of the Special Fund for the purposes of meeting Capital Expenditure in respect of the Common Areas for Commercial Accommodation and the Common Facilities for Commercial Accommodation, the contribution of which shall be made by the Owner(s) of the Commercial Accommodation as provided in Clause (3:05:04)(d)(ii) of this Deed;
- (ii) Except where the First Owner has made payments in accordance with Clause (3:05:04)(e) of this Deed, each Owner (being the assignee from the First Owner) shall immediately upon his becoming an Owner pay to the Manager a sum equivalent to two months' Management Fee for each Unit owned by him payable in accordance with the budget for the first year as the Owner's overall initial contribution to all the relevant accounts of the Special Fund referred to in Clause (3:05:04)(d)(i) of this Deed and required to be contributed by such Owner which contribution shall be non-refundable and non-transferable and

shall only be used or expended by the Manager for the purposes for which they have been collected for costs, charges and expenses for Capital Expenditure. The Special Fund shall be established and maintained by the Manager to provide for Capital Expenditure, which includes, but is not limited to, expenses for the renovation, improvement and repair of the Common Areas and the Common Facilities, the purchase, setting up, replacement, improvement and addition of installations, systems, equipment, tools, plant and machineries for the Common Areas and the Common Facilities and the costs of the relevant investigation works and professional services. The Special Fund shall be trust fund held and managed by the Manager as trustee for all the relevant Owners and all sums therein shall be the property of the relevant Owners. All monies received for the Special Fund shall be deposited by the Manager with a bank within the meaning of Section 2 of the Banking Ordinance in interest-bearing accounts designated for the purposes of different accounts of the Special Fund the titles of which shall refer to the relevant accounts of the Special Fund for the Development and the Manager shall use those accounts exclusively for the respective purposes referred to in Clause (3:05:04)(d)(i) of this Deed. Special reference shall be made to such accounts of the Special Fund in the annual accounts and an estimate shall be given as to the time of any likely need to draw on such accounts of the Special Fund. The Manager must not use the Special Fund for the payment of any outstanding Management Expenses arising from or in connection with the day-to-day management of the Development. The amount of contribution by each Owner to the relevant account of the Special Fund may be varied by a resolution passed by the Owners at a meeting of the Owners convened under this Deed. If there is an Owners' Corporation, the Owners' Corporation shall determine, by a resolution of the Owners, the amount to be contributed to the Special Fund by the Owners in any financial year, and the time when those contributions shall be payable.

- (iii) Without prejudice to the generality of Clause (3:05:04)(d)(ii), if there is an Owners' Corporation, the Manager shall open and maintain one or more segregated interest-bearing accounts, each of which shall be designated as a trust account or client account, for holding money received by him from or on behalf of the Owners' Corporation in respect of the Special Fund.
- (iv) The Manager shall display a document showing evidence of any account opened and maintained under Clause (3:05:04)(d)(ii) or (iii) in a prominent place in the Development.
- (v) The Manager shall without delay pay all money received by him in respect of the Special Fund into the accounts opened and

maintained under Clause (3:05:04)(d)(ii) or, if there is an Owners' Corporation, the account or accounts opened and maintained under Clause (3:02:01) (d)(iii).

- (vi) Except in a situation considered by the Manager to be an emergency, no money shall be paid out of the Special Fund unless it is for a purpose approved by a resolution of the Owners' Committee (if any).
- (e) Notwithstanding anything herein contained, if the First Owner remains the Owner of those Undivided Shares allocated to any Unit the construction of which has been completed and which remain unsold three months after the execution of this Deed or the date on which he is in a position to validly assign those Undivided Shares (i.e. when consent to assign or certificate of compliance has been issued), whichever is the later, the First Owner shall pay to the Manager such sums as provided in Clauses (3:05:04)(a), (c) and (d) of this Deed. The First Owner shall pay the Management Fee from the date of this Deed and make payments and contributions for those expenses which are of a recurrent nature for those Units and Undivided Shares unsold, provided however that the First Owner shall not be obliged to make payments and contributions in respect of Units and Undivided Shares allocated to a separate building or phase, the construction of which has not been completed, except to the extent that the building or phase benefits from provisions in this Deed as to management and maintenance (e.g. as to the costs of managing and maintaining Slope and Retaining Structures (if any) or as to security etc. provided by the management of the completed parts) of the Development. All outgoings including Management Fee and any Government rent up to and inclusive of the date of assignment of such Unit by the First Owner shall be paid by the First Owner. An Owner shall not be required to make any payment or reimburse the First Owner for the aforesaid outgoings.
- (f) Each Owner (being the assignee from the First Owner) shall immediately upon his becoming an Owner reimburse and pay to the Manager a due proportion (according to the Management Shares allocated to his Unit) of the public utilities deposits for the Common Areas and the Common Facilities which have been paid to the relevant utilities companies and such payment made by the Owner shall be non-refundable but transferable.

For the purpose of this Clause (3:05:04), a Unit shall be considered as remaining unsold where no assignment has been entered into between the First Owner and a purchaser in respect of such Unit.

(3:05:05) Each Owner covenants with the other Owners that he shall pay to the Manager on demand further periodic contributions to the relevant accounts of the Special Fund and the amount to be contributed in each financial year and the time when those contributions will be

payable will be determined by a resolution of Owners at an Owners' meeting convened under this Deed.

(3:05:06) If any Owner shall fail to pay any amount payable hereunder within 30 days of the date on which the demand is made as aforesaid, he shall further pay to the Manager :-

- (a) interest thereon calculated at the rate as determined by the Manager but not exceeding 2% per annum over the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time on the outstanding amount due from the Owner for the period during which it remains unpaid;
- (b) a collection charge as determined by the Manager but not exceeding 10% of the amount due (other than legal costs of proceedings as hereinafter mentioned); and
- (c) all legal costs (on a solicitor and own client basis) incurred in or in connection with recovering the amount due.

(3:05:07) All amounts which become payable by any Owner in accordance with the provisions of this Deed together with interest thereon as aforesaid and the said collection charge and all legal costs and all other expenses incurred in or in connection with recovering or attempting to recover the same shall be recoverable by civil action at the suit of the Manager (and the claim in any such action may include a claim for the solicitor and own client costs of the Manager in such action and the defaulting Owner shall in addition to the amount claimed in such action be liable for such costs). In any such action the Manager shall conclusively be deemed to be acting as the agent or agents for and on behalf of all the Owners of the Lot and the Development (other than the defaulting Owner) as a whole and no Owner being sued under the provisions of this Deed shall raise or be entitled to raise any defence of want of authority or take objection to the right of the Manager as plaintiff to sue or to recover such amounts as may be found to be due.

(3:05:08) In the event of any Owner failing to pay any sum due and payable by him in accordance with the provision of this Deed or failing to pay any damages awarded by any court for breach of any of the terms or conditions of this Deed within 30 days of the date on which the same became payable, the amount thereof together with interest as aforesaid and the said collection charge and all such legal costs and expenses which may be incurred in recovering or attempting to recover the same including the costs referred to in Clause (3:05:07) of this Deed shall stand charged on the Undivided Share(s) and the Unit(s) of the defaulting Owner and the Manager shall be entitled without prejudice to any other remedy hereunder to register a Memorial of such charge in the Land Registry against the Undivided Share(s) and the Unit(s) of the defaulting Owner. Such charge shall remain valid and enforceable as hereinafter mentioned notwithstanding that judgment has been obtained for the amount thereof unless and until such judgment and the aforesaid sums have been satisfied.

(3:05:09) Any charge registered in accordance with Clause (3:05:08) of this Deed shall be enforceable as an equitable charge by action at the suit of the Manager for an order for sale of the Undivided Share(s) of the defaulting Owner together with the right to the exclusive

use, occupation and enjoyment of the Unit(s) held therewith and the provisions of Clause (3:05:07) of this Deed shall apply equally to any such action.

(3:05:10) The Manager shall further have power to commence proceedings for the purpose of enforcing the observance and performance by any Owner, and any person occupying any Unit, of the covenants conditions and provisions of this Deed and of recovering damages for the breach non-observance or non-performance thereof. The provisions of Clauses (3:05:07), (3:05:08) and (3:05:09) of this Deed shall apply to all such proceedings and to the recovery of any costs, damages or other moneys awarded therein.

(3:05:11) All damages recovered in any such proceedings and all amounts recovered shall be held by the Manager who shall apply the same towards rectifying the default (if any) to which they relate and any surplus thereof together with all interest on amount unpaid and collection charge shall be credited to the relevant account of the Special Fund held for the particular part of the Development of which the Unit of the defaulting Owner forms part.

(3:05:12) Notwithstanding the powers conferred on the Manager by this Deed, any one or more Owners shall be entitled to take action to enforce the provisions of this Deed and, if at any time no Manager is appointed or acting hereunder or any Manager so appointed or acting refuses or fails to enforce any of the provisions of this Deed, any one or more Owners appointed by resolution passed in a meeting of Owners shall be entitled to sue any defaulting Owner on behalf of himself or themselves and all other Owners and the provisions of Clause (3:05:07), (3:05:08) and (3:05:09) of this Deed shall apply mutatis mutandis to any action or proceedings brought by such Owner or Owners and to the recovery of any costs, damages or other moneys awarded therein.

(3:06) Management Fund and Special Fund

- (3:06:01) (a) The Management Fund collected by the Manager in the exercise of its powers and duties hereunder shall be held and deemed to be held by the Manager as trustee for and on behalf of all the Owners or the relevant Owners (as the case may be).
- (b) The Manager shall open and maintain an interest bearing account and shall use that account exclusively in respect of the management of the Development.
- (c) Without prejudice to the generality of sub-clause (b) of this Clause (3:06:01), if there is an Owners' Corporation, the Manager shall open and maintain one or more segregated interest-bearing accounts, each of which shall be designated as a trust account or client account, for holding money received by him from or on behalf of the Owners' Corporation in respect of the management of the Development.
- (d) The Manager shall display a document showing evidence of any account opened and maintained under sub-clause (b) or (c) of this Clause (3:06:01) in a prominent place in the Development.
- (e) Subject to sub-clauses (f) and (g) of this Clause (3:06:01), the Manager

shall without delay pay all money received by him in respect of the management of the Development into the account opened and maintained under sub-clause (b) of this Clause (3:06:01) or, if there is an Owners' Corporation, the account or accounts opened and maintained under sub-clause (c) of this Clause (3:06:01).

- (f) Subject to sub-clause (g) of this Clause (3:06:01), the Manager may, out of money received by him in respect of the management of the Development, retain or pay into a current account a reasonable amount to cover expenditure of a minor nature, but that amount shall not exceed such figure as is determined from time to time by a resolution of the Owners' Committee (if any).
- (g) The retention of a reasonable amount of money under sub-clause (f) of this Clause (3:06:01) or the payment of that amount into a current account in accordance with that sub-clause and any other arrangement for dealing with money received by the Manager shall be subject to such conditions as may be approved by a resolution of the Owners' Committee (if any).
- (h) Any reference in this Clause (3:06:01) to an account is a reference to an account opened with a bank within the meaning of section 2 of the Banking Ordinance (Cap.155), the title of which refers to the management of the Development.

(3:06:02) Where any consent is required from the Manager by any Owner pursuant to the terms of this Deed, such consent shall not be unreasonably withheld and the Manager shall not charge any fee other than a reasonable administrative fee for processing and issuing such consent and such fee for the granting of such consent shall be credited to the relevant account of the Special Fund held for the particular part of the Development of which the Unit of the Owner seeking the consent forms part.

(3:06:03) Any person ceasing to be the Owner of any Undivided Share(s) shall in respect of the Undivided Share(s) of which he ceases to be the Owner thereupon cease to have any interest in the funds held by the Manager (including but not limited to any deposit and his contribution to the relevant accounts of the Special Fund payable under Clause (3:05:04) of this Deed) to the intent that all such funds shall be held and applied for the management of the Lot and the Development irrespective of changes in ownership of the Undivided Share(s) therein PROVIDED that any deposit paid by any such Owners or the balance thereof and still held by the Manager may be transferred into the name of the new Owner of such Undivided Share(s) upon the express written request of the outgoing Owner And PROVIDED THAT upon the Lot reverting to the Government and no renewal or regrant thereof being obtainable or upon the rights and obligations hereunder being extinguished any balance of the deposit, Special Fund and Management Fund, or in the case of extinguishment of rights and obligations as aforesaid, an appropriate part of the Special Fund and Management Fund, shall be divided proportionately between the relevant Owners of the Undivided Shares in accordance with the proportion of the Management Shares held by the relevant Owners immediately prior to such reversion or, in the case of extinguishment of rights and obligations

as aforesaid, between the Owners whose rights and obligations are extinguished in the same proportion.

(3:07) Preparation of Budget, Management Records and Accounts

- (3:07:01) (a) For the purpose of fixing the Management Fee and other monies payable by the Owners, the Manager shall prepare an annual budget showing the estimated Management Expenses and Manager's Remuneration for the ensuing financial year (as defined in Clause (3:07:02) of this Deed); such budgets except the first one shall be prepared in consultation with the Owners or the Owners' Committee or the Owners' Corporation (if formed).
- (b) Subject to sub-clauses (d), (f), (g) and (i) of this Clause (3:07:01), the total amount of Management Expenses payable by the Owners during any period of 12 months adopted by the Manager of the Development as the financial year in respect of the management of the Development shall be the total proposed expenditure during that year as specified by the Manager in accordance with sub-clause (c) of this Clause (3:07:01).
- (c) In respect of each financial year, the Manager shall :-
- (i) prepare a draft budget setting out the proposed expenditure during the financial year;
 - (ii) send a copy of the draft budget to the Owners' Committee or, where there is no Owners' Committee, display a copy of the draft budget in a prominent place in the Development, and cause it to remain so displayed for at least 7 consecutive days;
 - (iii) send or display, as the case may be, with the copy of the draft budget a notice inviting each Owner to send his comments on the draft budget to the Manager within a period of 14 days from the date of the draft budget was sent or first displayed;
 - (iv) after the end of that period, prepare a budget specifying the total proposed expenditure during the financial year;
 - (v) send a copy of the budget to the Owners' Committee or, where there is no Owners' Committee, display a copy of the budget in a prominent place in the Development, and cause it to remain so displayed for at least 7 consecutive days.
- (d) Where, in respect of a financial year, the Manager has not complied with sub-clause (c) of this Clause (3:07:01) before the start of that financial year, the total amount of the Management Expenses for that year shall:-
- (i) until he has so complied, be deemed to be the same as the total amount of Management Expenses (if any) for the previous

financial year;

- (ii) when he has so complied, be the total proposed expenditure specified in the budget for that financial year, and the amount that the Owners shall contribute towards the Management Expenses shall be calculated and adjusted accordingly.
- (e) Where a budget has been sent or displayed in accordance with sub-clause (c)(v) of this Clause (3:07:01) and the Manager wishes to revise it, he shall follow the same procedures in respect of the revised budget as apply to the draft budget and budget by virtue of sub-clause (c) of this Clause (3:07:01).
- (f) Where a revised budget is sent or displayed in accordance with sub-clause (e) of this Clause (3:07:01), the total amount of the Management Expenses for that financial year shall be the total expenditure or proposed expenditure specified in the revised budget and the amount that Owners shall contribute towards the Management Expenses shall be calculated and adjusted accordingly.
- (g) If there is an Owners' Corporation and, within a period of 1 month from the date that a budget or revised budget for a financial year is sent or first displayed in accordance with sub-clause (c) or (e) of this Clause (3:07:01), the Owners' Corporation decides, by a resolution of the Owners, to reject the budget or revised budget, as the case may be, the total amount of Management Expenses for the financial year shall, until another budget or revised budget is sent or displayed in accordance with sub-clause (c) or (e) of this Clause (3:07:01) and is not so rejected under this sub-clause, be deemed to be the same as the total amount of Management Expenses (if any) for the previous financial year, together with an amount not exceeding 10% of that total amount as the Manager may determine.
- (h) If any Owner requests in writing the Manager to supply him with a copy of any draft budget, budget or revised budget, the Manager shall, on payment of a reasonable copying charge, supply a copy to that person.
- (i) For the purposes of this Clause (3:07:01), "expenditure" (開支) includes all costs, charges and expenses to be borne by the Owners, including the Manager's Remuneration.

(3:07:02) The first financial year for the purpose of management of the Lot and the Development shall commence from the date of this Deed and shall terminate on the 31st day of December in the same year PROVIDED that if the duration of the first financial year shall be less than SIX calendar months then the first financial year shall extend to and end on the 31st day of December of the next succeeding year and thereafter the financial year shall commence on the 1st day of January of that year and shall terminate on the 31st day of December in the same year PROVIDED ALWAYS that the Manager may only change the financial year once in every five years and shall not change the financial year more than once

in every five years unless that change is previously approved by a resolution of the Owners' Committee (if any).

(3:07:03) The Manager shall maintain proper books or records of accounts and other financial records of all monies received in the exercise of its powers and duties hereunder and all expenditures thereof and shall keep all bills, invoices, vouchers, receipts and other documents referred to in those books and records of account for at least 6 years. The Manager shall keep separate management accounts and budgets for the whole of the Lot and the Development and the different parts thereof as referred to in Clause (3:05:01)(a) of this Deed.

(3:07:04) Within 1 month after each consecutive period of 3 months, or such shorter period as the Manager may select, the Manager shall prepare a summary of income and expenditure and a balance sheet in respect of that period and display a copy of the summary and balance sheet in a prominent place in the Development, and cause it to remain so displayed for at least 7 consecutive days.

(3:07:05) Within 2 months after the end of each financial year the Manager shall prepare an income and expenditure account and balance sheet for that financial year which account will be certified by auditors as providing an accurate summary of all items of income and expenditure during that financial year. The Manager shall display a copy of the income and expenditure account and balance sheet in a prominent place in the Development, and cause it to remain so displayed for at least 7 consecutive days.

(3:07:06) Each income and expenditure account and balance sheet shall include the details of the Special Fund required by Clause (3:05:04)(d) and an estimate of the time when there will be a need to draw on that fund, and the amount of money that will be then needed.

(3:07:07) The Manager shall: -

- (a) permit any Owner, at any reasonable time to inspect the books or records of account and any income and expenditure account or balance sheet; and
- (b) on payment of a reasonable copying charge, supply any Owner with a copy of any record or document requested by him.

(3:07:08) (a) The Manager shall appoint an auditor to audit the accounts and records of the Manager concerning the management of the Lot and the Development and to certify the annual accounts as hereinbefore provided. The Manager may revoke the appointment of such firm and appoint another firm in its place at any time with the prior approval of the Owners' Committee or the Owners' Corporation (if formed).

- (b) Notwithstanding anything herein provided and prior to the formation of the Owners' Corporation, the Owners at a meeting of Owners convened under this Deed shall have power to require the annual accounts to be audited by an independent auditor of their choice.

(3:07:09) If there is an Owners' Corporation and the Owners' Corporation decides, by a resolution of the Owners, that any income and expenditure account and balance sheet should be audited by an accountant or by some other independent auditor as may be specified in that resolution, the Manager shall without delay arrange for such an audit to be carried out by that person and permit any Owner, at any reasonable time, to inspect the audited income and expenditure account and balance sheet and the report made by the accountant or auditor in respect of the income and expenditure account and balance sheet. On payment of a reasonable copying charge, the Manager shall supply any Owner with a copy of the audited income and expenditure account and balance sheet, or the report made by the accountant or auditor in respect of the income and expenditure account and balance sheet, or both, as requested by the Owner.

(3:07:10) (a) Within a reasonable time before the close of each financial year the Manager shall prepare budgets for the ensuing financial year which budgets shall include all sums which in the opinion of the Manager will be necessary to meet the Management Expenses for the then current financial year and shall include an amount for contingencies. Such budgets for the Management Expenses except the first one shall be prepared in consultation with the Owners or the Owners' Committee or the Owners' Corporation (if formed).

(b) In the event that the Manager is of the opinion that any of the budgeted sums for the then current financial year are insufficient to cover all expenditure which falls to be included in that budget it may prepare a revised budget or budgets in consultation with the Owners or the Owners' Committee or the Owners' Corporation (if formed).

(3:07:11) The Manager shall send to the Owners' Committee or the Owners' Corporation (if formed) a copy of such of the annual accounts, annual budgets, revised budgets or monthly accounts after the same shall have been prepared as herein provided and display the same in a prominent place in the Development and cause it to remain so displayed for at least 7 consecutive days.

(3:07:12) The Manager shall invite each of the Owners to send their comments on the budget or revised budget prepared pursuant to Clause (3:07:10) of this Deed within a period of 14 days from the date the said budget or revised budget was sent to the Owners' Committee or the Owners' Corporation (if formed).

(3:07:13) Subject to Clause (3:07:14), if the Manager's appointment ends for any reason, he shall, as soon as practicable after his appointment ends, and in any event within 14 days of the date his appointment ends, deliver to the Owners' Committee (if any) or the Manager appointed in his place any movable property in respect of the control, management and administration of the Development that is under his control or in his custody or possession, and that belongs to the Owners' Corporation (if any) or the Owners.

(3:07:14) If the Manager's appointment ends for any reason, he shall within 2 months of the date his appointment ends-

(a) prepare-

(i) an income and expenditure account for the period beginning with the commencement of the financial year in which his appointment ends and ending on the date his appointment ended; and

(ii) a balance sheet as at the date his appointment ended,

and shall arrange for that account and balance sheet to be audited by an accountant or by some other independent auditor specified in a resolution of the Owners' Committee (if any) or, in the absence of any such specification, by such accountant or other independent auditor as may be chosen by the Manager; and

(b) deliver to the Owners' Committee (if any) or the Manager appointed in his place any books or records of accounts, papers, documents and other records which are required for the purposes of sub-clause (a) and have not been delivered under Clause (3:07:13).

(4) **OWNERS' COMMITTEE**

(4:01) As soon as practicable and in any event not later than nine calendar months from the date of this Deed, the Manager shall convene the first general meeting of all Owners (and to call further and subsequent meetings if required) for the purpose of electing the members and the chairman of the Owners' Committee or appointing a management committee for the purpose of forming the Owners' Corporation. The functions of the Owners' Committee shall include but not limited to the following :-

(a) representing the Owners in all dealings with the Manager;

(b) giving to and receiving from the Manager notices on behalf of the Owners;

(c) undertaking such other duties as the Manager may, with the Owners' Committee's approval, delegate to the Owners' Committee; and

(d) exercising all other powers and duties conferred on the Owners' Committee by virtue of the Building Management Ordinance, this Deed and the Development Rules.

(4:02) (a) The Owners' Committee shall consist of 6 to 9 members elected by the Owners for the time being entitled to the exclusive use occupation and enjoyment of the Lot and/or the Development or part thereof.

(b) The members of the Owners' Committee shall be made up of :

(i) 3 to 5 members from the Owners of the Residential Units of the Towers as representatives of the Residential Units of the Towers;

- (ii) 1 member from the Owners of the Houses as representative of the Houses;
- (iii) 1 to 2 member(s) from the Owners of the Commercial Accommodation as representatives of the Commercial Accommodation;
- (iv) 1 member from the Owners of the Residential Car Parks as representative of the Residential Car Parks.

In the event that the Commercial Accommodation is held by one Owner then that Owner may appoint the same number of representatives as provided in sub-clause (b)(iii) to the Owners' Committee.

- (c)
 - (i) A meeting of the Owners' Committee may be convened at any time by the Chairman (as defined in Clause (4:02)(d)) or any 2 members of the Owners' Committee.
 - (ii) The person or persons convening the meeting of the Owners' Committee shall, at least 7 days before the date of the meeting, give notice of the meeting to each member of the Owners' Committee.
 - (iii) The notice of meeting referred to in sub-clause (ii) of Clause (4:02)(c) shall specify:-
 - (1) the date, time and place of the meeting; and
 - (2) the resolutions (if any) that are to be proposed at the meeting.
 - (iv) The notice of meeting referred to in sub-clause (ii) of Clause (4:02)(c) may be given:-
 - (1) by delivering it personally to the member of the Owners' Committee; or
 - (2) by sending it by post to the member of the Owners' Committee at his last known address; or
 - (3) by leaving it at the member's Unit or depositing it in the letter box for that Unit.
- (d) The quorum for the conduct of business at any meeting of the Owners' Committee shall be 50% of the members of the Owners' Committee (rounded up to the nearest whole number) or three (3) members, whichever is greater and any resolution passed thereat shall be by a simple majority of those members present and voting at such meeting. The members elected shall elect among themselves a Chairman of the Owners' Committee ("the Chairman") who shall hold office until the next annual general meeting. If the Chairman ceases to be a member of the Owners' Committee for any reason or if he resigns his chairmanship before the conclusion of the next annual general meeting convened under Clause (5:01)(a) of this Deed, the members of the Owners' Committee shall elect one of themselves to be the Chairman who shall hold office until the next annual general meeting. At a meeting of the Owners' Committee, each member present shall have 1 vote on a question

before the Owners' Committee and if there is an equality of votes the Chairman shall have, in addition to a deliberate vote, a casting vote. The meeting of the Owners' Committee shall be presided over by the Chairman or in the absence of the Chairman, a member of the Owners' Committee appointed as chairman for that meeting.

- (4:03) A member of the Owners' Committee shall cease to hold office if :-
- (a) he resigns by notice in writing to the Owners' Committee; or
 - (b) he ceases to be eligible or is not re-elected at the annual general meeting at which he stands for re-election; or
 - (c) he becomes bankrupt or insolvent or enters into a composition with his creditors or is convicted of a criminal offence other than a summary offence not involving his honesty or integrity; or
 - (d) he becomes incapacitated by physical or mental illness or death.

In any of the events provided for in this Clause (4:03), the Owners' Committee shall have the right to fill the casual vacancy thereby created.

(4:04) The following persons shall be eligible for membership of the Owners' Committee:-

- (a) any Owner and, in the event of an Owner being a corporate body, any representative appointed by such corporate Owner. The appointment of a representative by a corporate body shall be in writing addressed to the Owners' Committee and may be revoked at any time on notice in writing being given to the Owners' Committee.
- (b) the husband or wife of any Owner or any adult member of the family of any Owner duly authorised by the Owner provided that such husband wife or adult member of the family resides in such Owner's Unit in the Lot and/or the Development.

(4:05) The Owners' Committee shall meet at such times as occasion shall require and the procedure at meetings of the Owners' Committee shall be as is determined by the Owners' Committee.

(4:06) No resolution of the Owners' Committee should adversely affect the use, operation or maintenance of the Pedestrian Walkway or any part thereof in compliance with the requirements under the Government Grant provided that nothing in this provision shall prejudice the operation of the Building Management Ordinance (Cap 344).

(5) **MEETINGS OF THE OWNERS**

(5:01) In addition to the first Owners' general meeting as mentioned in Clause (4:01) of this Deed, from time to time as occasion may require there shall be meetings of the Owners

for the time being to discuss and decide on matters concerning the Lot and/or the Development as hereinafter mentioned and in regard to such meetings the following provisions shall apply :-

- (a) One such meeting to be known as the annual meeting shall be held, in so far as is practicable, once in each calendar year commencing with the year following the first Owners' general meeting mentioned in Clause (4:01) of this Deed, not earlier than 12 months and not later than 15 months after the date of the first or previous annual general meeting, for the purpose of electing the members of the Owners' Committee and transacting any other business of which due notice is given in the notice convening the meeting.
- (b) A meeting of Owners may be convened by (i) the Owners' Committee; (ii) the Manager; or (iii) an Owner appointed to convene such a meeting by the Owners of not less than 5% of the Undivided Shares in aggregate. The person convening the meeting of Owners shall, at least 14 days before the date of the meeting, give notice of the meeting to each Owner.
- (c) The notice of meeting referred to in sub-clause (b) above shall specify:-
 - (i) the date, time and place of the meeting; and
 - (ii) the resolutions (if any) that are to be proposed at the meeting.
- (d) The notice of meeting referred to in sub-clause (b) above may be given :-
 - (i) by delivering it personally to the Owner;
 - (ii) by sending it by post to the Owner at his last known address; or
 - (iii) by leaving it at the Owner's Unit or depositing it in the letter box for that Unit.
- (e) No business shall be transacted at any meeting unless a quorum which shall be 10% of the Owners is present when the meeting proceeds to business. For this sub-clause, the reference to "10% of the Owners" shall (i) be construed as a reference to 10% of the number of persons who are Owners without regard to their ownership of any particular percentage of the total number of Undivided Shares into which the Development is divided; and (ii) not be construed as the Owners of 10% of the Undivided Shares in aggregate.
- (f) A meeting of Owners shall be presided over by the Chairman of the Owners' Committee or, if the meeting is convened by the Manager or the Owner appointed to convene such meeting by Owners of not less than 5% of the Undivided Shares in aggregate, the person convening the meeting.
- (g) The Chairman shall cause a record to be kept of the persons present at the meeting and the proceedings thereof.
- (h) The procedure at a meeting of Owners shall be as is determined by the Owners.

- (i) Subject to Clauses (3:01:01), (3:01:02) and (6:10), resolutions shall be passed by a simple majority vote of those Owners present in person or by proxy at the meeting and voting in proportion to the number of Undivided Shares held.
- (j) At a meeting of Owners:-
 - (i) an Owner shall have one vote in respect of each Undivided Share he owns;
 - (ii) an Owner may cast a vote personally or by proxy;
 - (iii) where 2 or more persons are the co-owners of an Undivided Share, the vote in respect of the Undivided Share may be cast—
 - (1) by a proxy jointly appointed by the co-owners;
 - (2) by a person appointed by the co-owners from amongst themselves; or
 - (3) if no appointment is made under sub-sub-clause (1) or (2) above, either by one of the co-owners personally or by a proxy appointed by one of the co-owners;
 - (iv) where 2 or more persons are the co-owners of an Undivided Share and more than one of the co-owners seeks to cast a vote in respect of the Undivided Share, only the vote that is cast, whether personally or by proxy, by the co-owner whose name, in order of priority, stands highest in relation to that Undivided Share in the register kept at the Land Registry shall be treated as valid; and
 - (v) if there is an equality of votes the person presiding over the meeting shall have, in addition to a deliberative vote, a casting vote.
- (k) An instrument appointing a proxy shall be in the form set out in Form 1 in Schedule 1A of the Building Management Ordinance (Cap. 344), and:-
 - (i) shall be signed by the Owner; or
 - (ii) if the Owner is a body corporate, shall, notwithstanding anything to the contrary in its constitution, be impressed with the seal or chop of the body corporate and signed by a person authorized by the body corporate in that behalf.
- (l) The instrument appointing a proxy shall be lodged with the Chairman of the Owners' Committee or, if the meeting is convened by the Manager or the Owner appointed to convene such meeting by Owners of not less than 5% of the Undivided Shares in aggregate, the person convening the meeting at least 48 hours before the time for the holding of the meeting.
- (m) A proxy appointed by an Owner to attend and vote on behalf of the Owner shall, for the purposes of the meeting, be treated as being the Owner present at the meeting.

- (n) Subject to Clauses (3:01:01), (3:01:02) and (6:10), any resolution on any matter concerning the Lot and the Development passed at a duly convened meeting by a simple majority vote of the Owners present in person or by proxy and voting shall be binding on all the Owners entitled to attend and vote at such meeting PROVIDED that :-
- (i) the notice convening the meeting shall have been duly given and shall have specified the intention to propose a resolution concerning such matters;
 - (ii) no resolution purporting to be passed at any such meeting concerning any matter not mentioned in such notice shall be valid;
 - (iii) no resolution shall be valid to the extent that it purports to alter or amend the provisions of this Deed or is inconsistent herewith save as specifically provided herein or in the Government Grant and
 - (iv) no resolution should adversely affect the use, operation or maintenance of the Pedestrian Walkway or any part thereof in compliance with the requirements under the Government Grant provided that nothing in this provision shall prejudice the operation of the Building Management Ordinance (Cap 344).
- (o) The accidental omission to give notice as aforesaid to any Owner shall not invalidate the proceedings at any meeting or any resolution passed thereat.
- (p) In no circumstances shall more than one vote be cast in respect of each Undivided Share.

(5:02) Notwithstanding anything herein contained, the Manager or the Owners' Corporation or other person holding Undivided Shares relating to the Common Areas and Common Facilities as trustee for all the Owners pursuant to the provisions of the Government Grant or this Deed shall not be entitled to exercise any right of voting conferred on an Owner in respect of such Undivided Shares at any meeting whether under the provisions of this Deed, the Building Management Ordinance (Cap.344) or otherwise and shall not be liable to contribute to the Management Expenses and Manager's Remuneration under this Deed in respect of such Undivided Shares. Such Undivided Shares shall not be taken into account for the purpose of calculating the quorum of any meeting of the Owners or the percentage of Undivided Shares under Clauses (3:01:01), (3:01:02) and (6:10).

(6) **MISCELLANEOUS**

(6:01) Subject to Clause (6:02) of this Deed, no person shall after ceasing to be an Owner of any Undivided Shares be liable for any debts, liabilities or obligations under the covenants, terms and conditions of this Deed in respect of such Undivided Shares and/or the part of the Lot and/or the Development held therewith save and except in respect of any breach non-observance or non-performance by such person of any such covenant or term or condition prior to his ceasing to be the Owner thereof.

(6:02) Each Owner shall on ceasing to be the Owner of any Undivided Shares notify the Manager of such cessation and of the name and address of the new Owner.

(6:03) All non-resident Owners shall provide the Manager with an address within Hong Kong for accepting service of process and notice under the terms of this Deed.

(6:04) All notices or demands required to be served hereunder shall be sufficiently served if addressed to the party intended to receive the same and sent by pre-paid post to or left at the last known address (if any) of such Owner notified to the Manager or if a copy is left at or sent to the Unit of which the party to be served is the Owner notwithstanding that such party is not personally occupying the same.

(6:05) Where notices or service of process are to be given or effected to an Owner who is a mortgagee such notice or service shall be served or effected on the mortgagee if a company at its registered office or last known place of business in Hong Kong and if an individual at his last known address. All notices or service of process required to be given to the Manager shall be properly served if sent to the registered office of the Manager or left at the Manager's office in the Development.

(6:06) Nothing herein shall contradict, overrule or fail to comply with the provisions of the Building Management Ordinance (Cap.344) and the Schedules thereto or conflict with or be in breach of the conditions of the Government Grant and to the extent that any provisions contained herein shall be inconsistent with either the said Ordinance or the Government Grant, the said Ordinance or the Government Grant (as the case may be) shall prevail.

(6:07) (a) Within one month of the date of this Deed, the First Owner shall at its own cost provide direct translation in Chinese of this Deed and shall deposit a copy of this Deed and the Chinese translation in the management office for inspection by all Owners free of costs and for taking of copies by the Owners at the Owners' expense and upon payment of a reasonable charge. All charges received shall be credited to the development account of the Special Fund. In the event of any dispute as to the effect of the Chinese translation and the English document, the English version is to prevail.

(b) The First Owner shall deposit a full copy of the Maintenance Manual in the management office within one month of the date of this Deed for inspection by all Owners free of charge and taking copies on payment of a reasonable charge all of which shall be credited to the development account of the Special Fund.

(6:08) The Manager shall make available for inspection by the Owners during normal office hours free of costs and charges the copies of the plans showing all the Common Areas and additional Common Areas (certified as to their accuracy by the Authorized Person) and the Common Facilities and additional Common Facilities (in so far as it is practicable for them to be identified on the plans) at the management office in the Development.

(6:09) The covenants and provisions of this Deed shall be binding on the First Owner and the Second Owner and their respective executors administrators successors in title and assigns and the benefit and burden of the covenants herein mentioned shall be annexed to

every part of the Lot and the Development and each Unit and shall run with the land and the interest therein of the First Owner and the Second Owner and the Conveyancing and Property Ordinance (Cap 219) shall apply to these presents.

(6:10) In the event of the whole or any part of the Development being so damaged by fire, typhoon, earthquake, subsidence or other causes so as to render the same substantially unfit for habitation or use or occupation, the Owners of not less than 75% of the Undivided Shares of such damaged part (excluding the Undivided Shares allocated to the Common Areas and the Common Facilities of such damaged part) may convene a meeting of the Owners of such part of the Development and such meeting may resolve on whether or not to rebuild or reinstate the damaged part of the Development by a resolution of not less than 75% of the Owners present at the meeting and in the event of voting that by reason of insufficiency of insurance money or changes in building law and/or regulations or any other circumstances whatsoever, it is not practicable to reinstate or rebuild such part of the Development then in such event the Undivided Shares in and of such part of the Development shall be acquired by the Manager and the Owners of such Undivided Shares shall in such event be obliged to assign the same and all rights and appurtenances thereto to the Manager upon trust to forthwith dispose of the same by public auction or private treaty and to distribute the net proceeds of sale amongst the Owners of such Undivided Shares in proportion to the respective number of Undivided Shares previously held by such Owners. All insurance money received in respect of any policy of insurance on such part of the Development shall likewise be distributed amongst such Owners PROVIDED ALWAYS THAT if it is resolved to reinstate or rebuild such part of the Development the Owners of such part of the Development shall pay the excess of the cost of reinstatement or rebuilding of the relevant part of the Development damaged as aforesaid over and above the proceeds recoverable from the insurance of such part of the Development in proportion to the respective number of Undivided Shares held by them and that until such payment the same will become a charge upon their respective Undivided Shares allocated to the relevant part of the Development and be recoverable as a civil debt. The resolution passed in such meeting in the manner as aforesaid shall bind upon all the Owners of such damaged part of the Development.

(6:11) The First Owner shall deposit a copy of the Schedules 7 and 8 (English and Chinese versions) to the Building Management Ordinance (Cap. 344) in the management office for reference by all Owners free of costs and for taking copies at their own expense and upon payment of a reasonable charge. All charges received must be credited to the development account of the Special Fund.

(6:12) The Manager may appoint or employ agents, contractors or sub-managers (including professional property management companies) to carry out various aspects of the management works or management works in respect of certain area(s) of the Development but shall not transfer or assign his duties or obligations under this Deed to any of those persons and such person shall remain responsible to the Manager. The Manager shall at all times remain responsible for the management and control of the Lot and the Development (including any part thereof) and any provision in this Deed which takes away or reduces such responsibility shall be invalid but without prejudice to the enforceability of other provisions which are not in breach of or in conflict with this Clause.

(6:13) Each Owner (including the First Owner) and the Manager covenant with each other that they will comply with the terms and conditions of the Government Grant so long as

such Owner and the Manager remain as an Owner or (as the case may be) the Manager of the Development.

(6:14) (a) The First Owner shall compile for the reference of the Owners and the Manager a maintenance manual for the Works and Installations (“the Works Manual”) setting out the following details :

- (i) As-built record plans of the building and services installations together with the necessary technical information (such as specifications of materials and design standard) for maintenance of all facilities and equipment;
- (ii) All warranties and guarantees provided by contractors (together with the names of the companies providing the warranty and the contact telephone numbers) in respect of all facilities and equipment;
- (iii) Recommended maintenance strategy and procedures;
- (iv) A list of items of the Works and Installations requiring routine maintenance;
- (v) Recommended frequency of routine maintenance inspection;
- (vi) Checklist and typical inspection record sheets for routine maintenance inspection; and
- (vii) Recommended maintenance cycle of the Works and Installations.

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

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

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

(e) The Owners may, by a resolution of Owners at an Owners’ meeting convened under this Deed, decide on any necessary revisions to be made to the schedule of the Works and Installations and the Works Manual (e.g. the addition of works and installations in the Development, the updating of maintenance strategies in step with changing requirements etc.) from time to time as they shall deem fit, in which event the Manager shall procure from a qualified professional or consultant the revised schedule of the Works and Installations and the revised Works Manual within such time as may be prescribed by the Owners in an Owners’ meeting convened under this Deed. All costs incidental to the preparation of the

revised schedule of the Works and Installations and the revised Works Manual shall be paid out of the development account of the Special Fund.

(f) The Manager shall deposit the revised Works Manual in the management office within one month from the date of its preparation for inspection by all Owners free of charge and taking copies at their own expense and on payment of a reasonable charge all of which shall be credited to the development account of the Special Fund.

(6:15) Nothing contained herein shall operate to prohibit, prevent, hinder or prejudice the establishment or operation of residential care home as defined in the Residential Care Homes (Elderly Persons) Ordinance, any regulations made thereunder and any amending or replacing legislation (hereinafter referred to as "RCHE") or residential care home for PWDs as defined in the Residential Care Homes (Persons with Disabilities) Ordinance, any regulations made thereunder and any amending or replacing legislation (hereinafter referred to as "RCHD") or the use of the Lot or any part thereof or any building or part of any building erected thereon for the purpose of RCHE or RCHD.

(6:16) (a) The Owner of each House shall at his own cost and expense be responsible for and ensure the proper maintenance and repair of the External Walls of his House to the extent being consistent with the original design and appearance (including but not limited to the carrying out of such works to paint, white-wash or tile as appropriate) to the satisfaction of the Manager and taking all necessary actions to avoid any damage, nuisance, disturbance, interference, obstruction or danger caused to any part of the adjacent House facing such External Walls. In the event of any failure on the part of the Owner of a House to comply with this sub-clause, all losses, damages, costs and expenses suffered or incurred by the Owner(s) of the adjacent House(s) as a result thereof shall be a debt due to him/them by the Owner of the first-mentioned House in default.

(b) The Owner of each House shall at his own cost and expense carry out such renovation, repair and/or maintenance works (including but not limited to the carrying out of such works to paint, white-wash or tile as appropriate) to the External Walls of his House to the extent being consistent with the original design and appearance at such intervals or in such circumstances as the Manager shall consider appropriate and demand. In the event of any failure on the part of the Owner of a House to comply with this sub-clause, the Manager shall have the right, but not obliged, to carry out any works or repairs or maintenance (including but not limited to the carrying out of such works to paint, white-wash or tile as appropriate) to the External Walls of the first-mentioned House in default to be consistent with the original design and appearance of such External Walls at the cost and expense of the Owner of the first-mentioned House in default. For the purpose of carrying out the said works or repairs or maintenance, the Manager may enter into and upon the relevant House with or without servants, surveyors, contractors, workmen and others and with or without plant, equipment, material and machinery at all reasonable times on reasonable prior written notice (except in case of emergency). In the exercise of any of the aforesaid rights, the Manager shall ensure that the least disturbance as is reasonably practicable is caused and the use and enjoyment of the relevant House shall not be unreasonably interfered with and any damage or loss caused to any part or parts of such House shall be made good by the Manager with due diligence in accordance with or in compliance of the provisions of the Government Grant and all applicable legislation and the Manager shall be liable for its negligent, wilful or

criminal acts and its servants, surveyors, contractors, workmen and other persons duly authorised by it.

(c) This Clause (6:16) shall take effect notwithstanding any other terms of this Deed but subject to the terms of the Government Grant and the Building Management Ordinance.

(6:17) Each Owner shall observe and perform all the covenants agreements and conditions contained in the Government Grant and on the part of the Owner to be observed and performed so far as the same relate to the Undivided Shares of the Lot and the part of the Development owned by such Owner and such Owner shall from time to time and at all times keep the other Owners of the Development fully indemnified from and against all proceedings costs claims and expenses on account of any failure to perform and observe any of the said covenants agreements and conditions so far as they relate as aforesaid.

(6:18) The Owner of each Residential Unit or the Commercial Accommodation (or any part(s) thereof) shall prior to commencement of any fitting out works to his Residential Unit or the Commercial Accommodation or the relevant part(s) of the Commercial Accommodation pay to the Manager a fitting out deposit as security for any damages or losses as may be caused to the remainder of the Development. Such fitting out deposit shall be in such reasonable amount to be determined by the Manager depending upon the nature of the fitting out works to be carried out. All such fitting out deposits shall be held by the Manager in a separate account and shall be refunded without interest to the relevant Owner or his authorised person within 30 days of completion of the works subject to the Manager's right to deduct from that deposit any sum necessary to compensate for or make good all damage or loss caused by the works or the relevant contractors to the remainder of the Development but without prejudice to the Manager's right to claim for compensation for losses and damages suffered and costs and expenses incurred in excess of the amount of the deposit.

[(6:19) Notwithstanding anything herein contained until such time as the Mortgagee enters into possession of the Units mortgaged or charged to the Mortgagee under the Mortgage, the covenants and obligations in this Deed contained and the liability for making any payment under this Deed and the other burden and restrictions herein imposed shall not be binding upon the Mortgagee, and no liability for any payment under this Deed shall be binding on the Mortgagee in respect of any sums accrued prior to the Mortgagee entering into possession.]

IN WITNESS whereof the parties have caused this Deed to be executed the day and year first above written.

THE FIRST SCHEDULE ABOVE REFERRED TO
UNDIVIDED SHARES ALLOCATION

No. of Undivided Shares

Commercial Accommodation:-

(j) Commercial Accommodation (other than Commercial Car Park Areas) 8,479

(ii) Commercial Car Park Areas 1,181

Residential Units at Towers	Tower 1	4,597
	Tower 2	5,134
	Tower 2A	6,494
	Tower 3A	5,246
	Tower 3B	5,644
	Tower 3C	5,432
	Tower 5A	2,958
	Tower 5	2,669

Residential Car Parks 1,731

Houses	1	204
	2	205
	3	205
	5	205
	6	203

Common Areas and Common Facilities 100

Total Undivided Shares : **50,687**

Notes:

(a) There is no designation of Tower 4 and House 4.

Allocation of Undivided Shares to each Residential Unit

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Undivided Shares allocated to each Residential Unit</u>	<u>Total</u>
1	2/F (1 storey)	A**	97	97
		B**	94	94
		C**	65	65
		D**	66	66
		E**	43	43
		F**	65	65
		G**	69	69
	3/F – 10/F (7 storeys)	A*	97	679
		B*	96	672
		C*	66	462
		D*	67	469
		E*	45	315
		F*	66	462
		G*	71	497
	11/F (1 storey)	A@	102	102
		B@	102	102
		C@	71	71
		D@	72	72
		E@	49	49
		F@	72	72
		G@	74	74
2	2/F (1 storey)	A**	62	62
		B**	48	48
		C**	46	46
		D**	47	47
		E**	43	43
	3/F – 16/F (12 storeys)	A*	62	744
		B*	45	540
		C*	44	528
		D*	48	576
		E*	44	528
	17/F – 23/F (7 storeys)	A*	63	441
		B*	46	322
		C*	44	308
		D*	48	336
		E*	44	308
	25/F (1 storey)	A@	67	67

** Including the flat roof thereof

* Including the balcony thereof

@ Including the balcony and flat roof thereof

Notes:

(a) First residential floor of each Tower starts on 2/F and there is no designation of 4/F, 14/F and 24/F.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Undivided Shares</u>	
			<u>allocated to each Residential Unit</u>	
				<u>Total</u>
		B@	49	49
		C*	44	44
		D@	51	51
		E@	46	46
2A	2/F (1 storey)	A**	70	70
		B**	64	64
		C**	30	30
		D**	27	27
		E**	27	27
		F**	27	27
		G**	27	27
		H**	29	29
	3/F – 23/F (19 storeys)	A*	69	1,311
		B*	63	1,197
		C*	31	589
		D*	29	551
		E*	29	551
		F*	29	551
G*		29	551	
H*		30	570	
25/F (1 storey)	A@	138	138	
	B@	33	33	
	C@	30	30	
	D*	29	29	
	E*	29	29	
	F@	31	31	
	G@	32	32	
3A	2/F (1 storey)	A**	66	66
		B**	65	65
		C**	42	42
		D**	41	41
		E**	35	35
	3/F – 23/F (19 storeys)	A*	65	1,235
		B*	65	1,235
		C*	41	779
		D*	42	798
		E*	36	684
	25/F (1 storey)	A@	138	138
		B@	43	43
		C@	45	45

** Including the flat roof thereof

* Including the balcony thereof

@ Including the balcony and flat roof thereof

Notes: (a) First residential floor of each Tower starts on 2/F and there is no designation of 4/F, 14/F and 24/F.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Undivided Shares</u>	
			<u>allocated to each Residential Unit</u>	<u>Total</u>
		D@	40	40
3B	2/F (1 storey)	A**	61	61
		B**	44	44
		C**	45	45
		D**	47	47
		E**	29	29
		F**	44	44
	3/F – 23/F (19 storeys)	A*	61	1,159
		B*	44	836
		C*	43	817
		D*	45	855
		E*	31	589
		F*	44	836
	25/F (1 storey)	A@	66	66
		B@	48	48
		C@	44	44
		D@	46	46
		E@	32	32
		F@	46	46
	3C	2/F (1 storey)	A**	43
B**			45	45
C**			44	44
D**			42	42
E**			43	43
F**			39	39
3/F – 16/F (12 storeys)		A*	43	516
		B*	43	516
		C*	44	528
		D*	44	528
		E*	44	528
		F*	39	468
17/F – 23/F (7 storeys)		A*	43	301
		B*	44	308
		C*	45	315
		D*	44	308
		E*	44	308
		F*	39	273
25/F (1 storey)		A@	46	46

** Including the flat roof thereof

* Including the balcony thereof

@ Including the balcony and flat roof thereof

Notes:

(a) First residential floor of each Tower starts on 2/F and there is no designation of 4/F, 14/F and 24/F.

Tower	Floor	Flat	No. of Undivided Shares	
			allocated to each Residential Unit	Total
		B@	47	47
		C@	48	48
		D@	48	48
		E@	48	48
		F@	42	42
5A	2/F (1 storey)	A**	66	66
		B**	47	47
		C**	47	47
		D**	46	46
		E**	32	32
		F**	41	41
		G**	41	41
	3/F – 10/F (7 storeys)	A*	67	469
		B*	48	336
		C*	46	322
		D*	47	329
		E*	33	231
		F*	43	301
		G*	43	301
	11/F (1 storey)	A@	72	72
		B@	52	52
		C@	50	50
		D@	50	50
		E@	36	36
		F@	45	45
		G@	44	44
5	2/F (1 storey)	A**	69	69
		B**	89	89
		C**	65	65
		D**	33	33
		E**	32	32
	3/F – 10/F (7 storeys)	A*	70	490
		B*	90	630
		C*	66	462
		D*	35	245
		E*	34	238
	11/F (1 storey)	A@	75	75
		B@	98	98

** Including the flat roof thereof

* Including the balcony thereof

@ Including the balcony and flat roof thereof

Notes:

(a) First residential floor of each Tower starts on 2/F and there is no designation of 4/F, 14/F and 24/F.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Undivided Shares allocated to each Residential Unit</u>	<u>Total</u>
		C@	69	69
		D@	37	37
		E@	37	37
Houses		1***	204	204
		2***	205	205
		3***	205	205
		5***	205	205
		6***	203	203

*** Including the roof, balcony and garden thereof

** Including the flat roof thereof

* Including the balcony thereof

@ Including the balcony and flat roof thereof

Notes:

- (a) First residential floor of each Tower starts on 2/F and there is no designation of 4/F, 14/F and 24/F.
- (b) There is no designation of House 4.

Allocation of Undivided Shares to Residential Car Parks

<u>Residential Car Parks</u>	No. of Undivided Shares <u>allocated to each</u> <u>Residential Car Park</u>	<u>Total</u>
Residential Car Parking Spaces R001 to R019, R021 to R024, R026 to R128 and H01 to H03, H05 to H06 on Basement Floor	13	1,703
Residential Motor Cycle Parking Spaces M01 to M10 and M19 to M22 on Basement Floor	2	28

THE SECOND SCHEDULE ABOVE REFERRED TO
MANAGEMENT SHARES ALLOCATION

		<u>No. of Management Shares</u>
Commercial Accommodation:-		
(i) Commercial Accommodation (other than Commercial Car Park Areas)		8,479
(ii) Commercial Car Park Areas		1,181
Residential Units at Towers		
	Tower 1	4,597
	Tower 2	5,134
	Tower 2A	6,494
	Tower 3A	5,246
	Tower 3B	5,644
	Tower 3C	5,432
	Tower 5A	2,958
	Tower 5	2,669
Residential Car Parks		1,731
Houses		
	1	204
	2	205
	3	205
	5	205
	6	203
Total Management Shares :		<hr/> <u>50,587</u>

Notes:

- (a) There is no designation of Tower 4 and House 4.

Allocation of Management Shares to each Residential Unit

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Shares allocated to each Residential Unit</u>	<u>Total</u>
1	2/F (1 storey)	A**	97	97
		B**	94	94
		C**	65	65
		D**	66	66
		E**	43	43
		F**	65	65
		G**	69	69
	3/F – 10/F (7 storeys)	A*	97	679
		B*	96	672
		C*	66	462
		D*	67	469
		E*	45	315
		F*	66	462
		G*	71	497
	11/F (1 storey)	A@	102	102
		B@	102	102
		C@	71	71
		D@	72	72
		E@	49	49
		F@	72	72
		G@	74	74
2	2/F (1 storey)	A**	62	62
		B**	48	48
		C**	46	46
		D**	47	47
		E**	43	43
	3/F – 16/F (12 storeys)	A*	62	744
		B*	45	540
		C*	44	528
		D*	48	576
		E*	44	528
	17/F – 23/F (7 storeys)	A*	63	441
		B*	46	322
		C*	44	308
		D*	48	336
		E*	44	308
	25/F (1 storey)	A@	67	67

** Including the flat roof thereof

* Including the balcony thereof

@ Including the balcony and flat roof thereof

Notes:

(a) First residential floor of each Tower starts on 2/F and there is no designation of 4/F, 14/F and 24/F.

Tower	Floor	Flat	No. of Management Shares	
			allocated to each Residential Unit	Total
		B@	49	49
		C*	44	44
		D@	51	51
		E@	46	46
2A	2/F (1 storey)	A**	70	70
		B**	64	64
		C**	30	30
		D**	27	27
		E**	27	27
		F**	27	27
		G**	27	27
		H**	29	29
	3/F – 23/F (19 storeys)	A*	69	1,311
		B*	63	1,197
		C*	31	589
		D*	29	551
		E*	29	551
		F*	29	551
G*		29	551	
H*		30	570	
25/F (1 storey)	A@	138	138	
	B@	33	33	
	C@	30	30	
	D*	29	29	
	E*	29	29	
	F@	31	31	
	G@	32	32	
3A	2/F (1 storey)	A**	66	66
		B**	65	65
		C**	42	42
		D**	41	41
		E**	35	35
	3/F – 23/F (19 storeys)	A*	65	1,235
		B*	65	1,235
		C*	41	779
		D*	42	798
		E*	36	684
	25/F (1 storey)	A@	138	138
		B@	43	43

** Including the flat roof thereof

* Including the balcony thereof

@ Including the balcony and flat roof thereof

Notes:

(a) First residential floor of each Tower starts on 2/F and there is no designation of 4/F, 14/F and 24/F.

Tower	Floor	Flat	No. of Management Shares		
			allocated to each Residential Unit	Total	
		C@	45	45	
		D@	40	40	
3B	2/F (1 storey)	A**	61	61	
		B**	44	44	
		C**	45	45	
		D**	47	47	
		E**	29	29	
		F**	44	44	
		3/F – 23/F (19 storeys)	A*	61	1,159
	B*	44	836		
	C*	43	817		
	D*	45	855		
	E*	31	589		
	F*	44	836		
	25/F (1 storey)	A@	66	66	
		B@	48	48	
		C@	44	44	
		D@	46	46	
		E@	32	32	
		F@	46	46	
		3C	2/F (1 storey)	A**	43
	B**			45	45
	C**			44	44
D**	42			42	
E**	43			43	
F**	39			39	
3/F – 16/F (12 storeys)	A*			43	516
	B*		43	516	
	C*		44	528	
	D*		44	528	
	E*		44	528	
	F*		39	468	
17/F – 23/F (7 storeys)	A*		43	301	
	B*		44	308	
	C*		45	315	
	D*		44	308	
	E*		44	308	
	F*		39	273	

** Including the flat roof thereof

* Including the balcony thereof

@ Including the balcony and flat roof thereof

Notes:

(a) First residential floor of each Tower starts on 2/F and there is no designation of 4/F, 14/F and 24/F.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Shares allocated to each Residential Unit</u>	<u>Total</u>
	25/F (1 storey)	A@	46	46
		B@	47	47
		C@	48	48
		D@	48	48
		E@	48	48
		F@	42	42
		5A	2/F (1 storey)	A**
		B**	47	47
		C**	47	47
		D**	46	46
		E**	32	32
		F**	41	41
		G**	41	41
	3/F – 10/F (7 storeys)	A*	67	469
		B*	48	336
		C*	46	322
		D*	47	329
		E*	33	231
		F*	43	301
		G*	43	301
	11/F (1 storey)	A@	72	72
		B@	52	52
		C@	50	50
		D@	50	50
		E@	36	36
		F@	45	45
		G@	44	44
5	2/F (1 storey)	A**	69	69
		B**	89	89
		C**	65	65
		D**	33	33
		E**	32	32
	3/F – 10/F (7 storeys)	A*	70	490
		B*	90	630
		C*	66	462
		D*	35	245
		E*	34	238
	11/F (1 storey)	A@	75	75

** Including the flat roof thereof

* Including the balcony thereof

@ Including the balcony and flat roof thereof

Notes:

(a) First residential floor of each Tower starts on 2/F and there is no designation of 4/F, 14/F and 24/F.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Shares allocated to each Residential Unit</u>	<u>Total</u>
		B@	98	98
		C@	69	69
		D@	37	37
		E@	37	37
Houses		1***	204	204
		2***	205	205
		3***	205	205
		5***	205	205
		6***	203	203

*** Including the roof, balcony and garden thereof

** Including the flat roof thereof

* Including the balcony thereof

@ Including the balcony and flat roof thereof

Notes:

(a) First residential floor of each Tower starts on 2/F and there is no designation of 4/F, 14/F and 24/F.

(b) There is no designation of House 4.

Allocation of Management Shares to Residential Car Parks

<u>Residential Car Parks</u>	No. of Management Shares allocated to each <u>Residential Car Park</u>	<u>Total</u>
Residential Car Parking Spaces R001 to R019, R021 to R024, R026 to R128 and H01 to H03, H05 to H06 on Basement Floor	13	1,703
Residential Motor Cycle Parking Spaces M01 to M10 and M19 to M22 on Basement Floor	2	28

THE THIRD SCHEDULE ABOVE REFERRED TO
EASEMENTS, RESERVATIONS, RIGHTS, PRIVILEGES AND OBLIGATIONS

(1) Each Owner shall hold the Unit to the use of which he is entitled hereunder, subject to and with the benefit of the following rights privileges and obligations PROVIDED that all such easements rights and privileges shall be held and enjoyed subject to the provisions of this Deed and the Development Rules made hereunder and subject to the rights of the First Owner and the Manager provided in this Deed :-

- (a) Full right and liberty (but subject always to the rights of the Manager hereunder) for the Owner, his servants, agents and licensees (in common with all other persons having the like right):
 - (i) of a Unit to go pass and repass over and along the Development Common Areas for all purposes connected with the proper use and enjoyment of his Unit and to use the Development Common Facilities subject as aforesaid;
 - (ii) of a Residential Unit to go pass and repass over and along the Residential Common Areas for all purposes connected with the proper use and enjoyment of his Residential Unit and to use the Residential Common Facilities subject as aforesaid;
 - (iii) of a Residential Unit of the Tower to go pass and repass over and along the Tower Common Areas for all purposes connected with the proper use and enjoyment of his Residential Unit of the Tower and to use the Tower Common Facilities subject as aforesaid;
 - (iv) of a Residential Car Park to go pass and repass over and along the Residential Car Park Common Areas for all purposes connected with the proper use and enjoyment of his Residential Car Park and to use the Residential Car Park Common Facilities subject as aforesaid; and
 - (v) of any part of the Commercial Accommodation to go pass and repass over and along the Common Areas for Commercial Accommodation for all purposes connected with the proper use and enjoyment of his Unit and to use the Common Facilities for Commercial Accommodation subject as aforesaid.
- (b) Full right to subjacent and lateral support and shelter from other portions of the Development and subject to such rights for such other portions.
- (c) The right to free and uninterrupted passage and running of water, sewages, gas, telecommunications and electricity and other services from and to the Unit(s) owned by the Owner through the sewers, drains, water-courses, cables, pipes and wires which now are or may at any time hereafter be in under or passing through the Lot and/or the Development for the proper use and enjoyment of the Unit(s) owned by the Owner but subject always to the rights

of the Manager hereunder PROVIDED that the public utilities supplied by the public utilities companies shall not be interrupted.

- (d) The right for the Owner or occupier for the time being with or without servants, workmen and others at all reasonable times on written notice (except in case of emergency) to enter into and upon the other Units and the Common Areas for the purposes of carrying out any work necessary for the maintenance and repair of his Unit or the parapet wall or its services (such work not being the responsibility of the Manager hereunder) causing as little disturbance as possible and making good any damage caused thereby.
- (e) (As far as the Owners of the Residential Units are concerned) full right and liberty (in common with all other persons having the like right) to use the Residential Common Areas and the Residential Common Facilities subject as aforesaid.
- (f) (As far as the Owners of the Residential Units of the Towers are concerned) full right and liberty (in common with all other persons having the like right) to use the Tower Common Areas and the Tower Common Facilities subject as aforesaid.
- (g) (As far as the Owners of the Residential Car Parks are concerned) full right and liberty (in common with all other persons having the like right) to use the Residential Car Park Common Areas and the Residential Car Park Common Facilities subject as aforesaid.
- (h) (As far as the Owners of the Commercial Accommodation are concerned) full right and liberty (in common with all other persons having the like right) to use the Common Areas for Commercial Accommodation and the Common Facilities for Commercial Accommodation subject as aforesaid.
- (i) Full right and liberty (in common with all other persons having the like right) to use the Development Common Areas and the Development Common Facilities subject to any Development Rules as may be imposed from time to time by the Manager.
- (j) The right for the Owners of the External Walls, roofs and flat roofs of the Commercial Accommodation and all others authorized by them in accordance with the terms of the Government Grant to display, install, erect, affix or permit to be displayed, installed, erected or affixed upon the said External Walls, roofs and flat roofs forming part of the Commercial Accommodation owned by them, aerials, conduits, telecommunication transmitters and receivers, satellite dishes, satellite master antenna systems, tuners, broadcast reception, information distribution or communication systems, broadcast of advertisements, news, etc. with audio system, placards, logos, posters and other advertising signs or structures whatsoever and whether illuminated or not and in the event that the external façade or external appearance of the Commercial Accommodation or any part(s) thereof will be altered, the relevant Owners (save and except the First Owner when the Commercial

Accommodation is solely owned by the First Owner) shall obtain the prior written consent of the Manager Provided That nothing herein shall absolve the Owners of the Commercial Accommodation from the requirements of obtaining the prior written consent of the Director of Lands and/or other Government authorities pursuant to the Government Grant or other applicable legislation and Provided Further That in the exercise of any of aforesaid rights (collectively, “the Reserved Rights”), the Owners of the Commercial Accommodation undertake and covenant with other Owners that (i) any administrative fee, premium, approval fee and/or other charges and expenses as may be required for the Reserved Rights shall be borne by the Owners of the Commercial Accommodation; (ii) the Reserved Rights, and the works necessitated thereby shall not interfere with an Owner’s exclusive right to hold, use and occupy the part of the Development to which he is entitled or impede or restrict the access to and from any such part of the Development or unreasonably interfere with the use and enjoyment of the Common Areas and the Common Facilities by such Owner; and (iii) the works aforesaid shall be carried out and completed, and any damage or loss caused to any part or parts of the Development or to the property of any Owner shall be made good, at the cost and expense of the Owners of the Commercial Accommodation with due diligence in accordance with or in compliance of the provisions of the Government Grant and all applicable legislation causing least disturbances and without negligence or delay; and (iv) the Owners of the Commercial Accommodation shall be liable for the act, default or omission of the persons authorized by them in exercising all or any of the Reserved Rights.

- (k) The right for the bona fide guests, visitors or invitees of the Owners of the Residential Units (in common with all other persons having the like right) to go pass and repass over and along the Residential Car Park Common Areas for access to and from the Visitors’ Car Parks and all purposes connected with the proper use and enjoyment thereof subject to contribution by the Owners of the Residential Units of the expenditure incurred in the management and maintenance of the Residential Car Park Common Areas and the Residential Car Park Common Facilities, in such proportion as the Manager shall determine by reference to the proportion of the total areas of the Visitors’ Car Parks bears to the total areas of the Residential Car Parks and the Visitors’ Car Parks in the Development and the payment of the expenditure so received shall be credited to the Management Fund.

- (l) In the event of any failure on the part of the Owner of a House to comply with sub-clause (a) of Clause (6:16) of this Deed, the right for the Owner of the adjacent House facing the External Walls of the first-mentioned House, if necessary, to enter into and upon the first-mentioned House with or without servants, surveyors, contractors, workmen and others and with or without plant, equipment, material and machinery at all reasonable times on reasonable prior written notice (except in case of emergency) for purpose of carrying out any works or repairs or maintenance which he or she considers necessary to be consistent with the original design and appearance of such External Walls and/or to prevent any damage to, or for preventing or rectifying any works by the Owner of the first-mentioned House which may have the effect of

endangering or causing damage, nuisance, disturbance, interference or obstruction to such adjacent House or any part thereof.

- (m) The right for the Owners and occupiers of the Commercial Accommodation with or without servants, workmen and others (in common with all other persons having the like right) to go pass and repass over and along the Residential Car Park Common Areas on the Basement Floor for access to and from the telecommunications and broadcasting room and main switch room on the Basement Floor forming parts of the Commercial Accommodation and all purposes connected with the proper use and enjoyment thereof.
 - (n) The right for the Owners and occupiers of the Commercial Accommodation, the Owners of the Residential Car Parks and the Owners of the Houses and their servants, agents, licensees and tenants (in common with all other persons having the like right) to go, pass and repass over and along such corridors, passageways and staircase forming parts of the Residential Common Areas and the Tower Common Areas on the Ground Floor for access to and from the owners' committee office and management office on the First Floor.
 - (o) The right for the Owners of the Commercial Accommodation and the Owners of the Residential Car Parks and their servants, agents, licensees and tenants (in common with all other persons having the like right) to go, pass and repass over and along such corridors, passageways and staircase forming parts of the Residential Common Areas on the Basement Floor and the Ground Floor as decided by the Manager for the purpose of escape in case of emergency.
 - (p) The right for the Owners of the Commercial Accommodation and their servants, agents, licensees and tenants (in common with all other persons having the like right) to go, pass and repass over and along such corridors, passageways and staircases forming parts of the Tower Common Areas on the Ground Floor and the First Floor as decided by the Manager for the purpose of escape in case of emergency.
 - (q) The right for the Owners and occupiers of the Commercial Accommodation with or without servants, workmen and others (in common with all other persons having the like right) and with or without plant, equipment and machinery to enter into and upon the Residential Car Park Common Areas on the Basement Floor for the purpose of cleaning and/or repairing the pipes and grease traps serving the Commercial Accommodation or any part thereof and passing through or situated within the said Residential Car Park Common Areas and collecting the grease at such pipes and grease traps generated by the Commercial Accommodation or any part thereof from time to time.
- (2) Easements rights and privileges subject to which the Undivided Shares of and in the Lot and the Development and the exclusive right to hold use occupy and enjoy each Unit is held :-
- (a) Full right and privilege for the Manager with or without agents servants workmen and others at all reasonable times, on reasonable notice (except in

case of emergency), to enter into and upon each Unit and the Common Areas for the purposes of inspecting, examining, repairing, maintaining (excluding decorating), improving, cleaning or painting any part of the Development or any services therein or any other apparatus and equipment used or installed for the benefit of the Lot and/or the Development or any of them or any part thereof as part of the amenities thereof and not by any individual Owner for his own purposes or enjoyment and/or abating any hazard or nuisance which does or may affect the Common Areas and the Common Facilities or other Owners or for the purpose of discharging the Manager's duties under this Deed Provided That the Manager shall repair at its own costs and expenses any damage caused thereby and the Manager shall be liable for the negligent, wilful or criminal acts of the Manager and its employees agents servants workmen contractors and other persons duly authorised by the Manager.

- (b) The right for the Manager, its servants, agents, contractors and persons duly authorized at all reasonable times on prior reasonable notice (except in case of emergency) to gain access to and enter upon any flat roof or roof forming part or parts of any Unit or Units and to remain there for such period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining (excluding decorating), cleaning or painting all or any part of the Common Areas and the Common Facilities in or upon such flat roof or roof or to which access is gained via such flat roof or roof and, on a temporary basis, to erect, place or store on any such flat roof or roof any scaffolding or other plant, equipment or materials necessary for the purpose of any aforesaid works for so long as such works are being carried on Provided That the Manager shall ensure that the least disturbance as is reasonably practicable is caused and the Manager shall repair at its own costs and expenses any damage caused thereby and the Manager shall be liable for the negligent, wilful or criminal acts of the Manager and its employees agents servants workmen contractors and other persons duly authorised by the Manager.
- (c) The right for the Manager to maintain (excluding decorate), repair, operate, temporarily install, move, and have access to, over and/or on the top roof, the flat roof or the parapet walls of the flat roof the cleaning gondola and/or any davit arm, other equipment or device of management (collectively referred to in this Deed as the "**gondola**" which expression shall include all brackets, hinges, posts or other related equipment) to service, cleanse, enhance, maintain (excluding decorate), repair, renovate, improve and/or replace any part of any exterior of the Development (excluding the Houses), and on prior reasonable notice for the Manager, its servants, agents, contractors and persons duly authorized to enter upon the flat roof for the purposes of operating, installing, keeping, repairing, storing and/or parking the gondola Provided That the Manager, its servants, agents, contractors and duly authorized persons in exercising the aforesaid rights shall cause as little disturbance as reasonably practicable and shall at their expense make good any damage caused thereby and the Manager shall be liable for the negligent, wilful or criminal acts of the Manager and its employees agents servants workmen contractors and other persons duly authorised by the Manager.

- (d) The right for the Manager for the purpose of carrying out the works or repairs or maintenance to the External Walls of the relevant Houses mentioned in sub-clause (b) of Clause (6:16) of this Deed to enter into and upon the relevant Houses with or without servants, surveyors, contractors, workmen and others and with or without plant, equipment, material and machinery at all reasonable times on reasonable prior notice (except in case of emergency) Provided That the Manager, its servants, agents, contractors and duly authorized persons in exercising the aforesaid rights shall cause as little disturbance as reasonably practicable and shall at their expense make good any damage caused thereby and the Manager shall be liable for the negligent, wilful or criminal acts of the Manager and its employees agents servants workmen contractors and other persons duly authorised by the Manager.
- (e) Subject to the terms of the Government Grant, the right for all members of the public to use, pass and repass the Pedestrian Walkway 24 hours a day for all lawful purposes freely and without payment of any nature on foot or by wheelchair for all lawful purposes.
- (f) Easements rights and privileges over along and through each Unit equivalent to those set forth in paragraphs (1)(b) to (1)(e) of this Schedule.

Provided always that the Manager shall have full right and authority to control and manage the Common Areas and the Common Facilities.

(3) Notwithstanding any terms contained herein to the contrary, there is excepted and reserved and/or (as the case may be) granted unto the First Owner its successors and assigns (which expression shall for the purpose of this Clause exclude the Second Owner) at all times hereafter during the residue/entitlement of the term of years created by the Government Grant subject to and with the benefit of this Deed and the Government Grant, the right to the exclusive use occupation and enjoyment of the Development save and except the Unit assigned to the Second Owner and the Common Areas and Common Facilities or such areas intended or designated and declared for common use.

(4) Notwithstanding any provisions contained in this Deed, the Owner(s) of the Commercial Accommodation shall have the right:-

- (a) to designate or re-designate or alter the user of the Commercial Accommodation or any part(s) thereof, without the concurrence or approval of any other Owners or other person having an interest in the Lot and the Development and no such designation, re-designation or alteration shall give the other Owners any right of action against such Owner(s) but nothing herein shall absolve such Owner(s) from the requirements of obtaining the prior written consent of the Government pursuant to the Government Grant (if necessary) and/or other relevant governmental authorities;
- (b) to name and change the name of the Commercial Accommodation or any part(s) thereof at any time without any liability to any other Owners or other person having an interest in the Lot and/or the Development for any damages,

claims, costs or expenses resulting therefrom or in connection therewith provided that one month's prior written notice shall be given to the Manager;

- (c) subject to the approval of the Director of Lands, to allocate and/or sub-allocate the number of Undivided Shares in the Lot and the Development in respect of the Commercial Accommodation or any parts thereof retained by the Owner(s) of the Commercial Accommodation and the Management Shares relating thereto;
- (d) to enter into a sub-Deed of Mutual Covenant in respect of the Commercial Accommodation or any part thereof for the purpose of making further provisions for the management, maintenance and servicing of the Commercial Accommodation or any part thereof for which it is made and its equipment, services and apparatus and for the purpose of further defining and regulating the rights, interests and obligations of the Owners thereof Provided Always that their rights and interest shall not be adversely affected and Provided further that any sub-Deed of Mutual Covenant shall, be previously approved in writing by the Director of Lands unless the Director of Lands, in his absolute discretion, waives the requirement of approval of such sub-Deed of Mutual Covenant and that such sub-Deed of Mutual Covenant shall not conflict with the provisions of this Deed and shall not affect the rights, interests or obligations of other Owners; and
- (e) to install, exhibit, erect or affix on or within the Commercial Accommodation or any part thereof (including, but not limited to, the flat roofs, roofs and External Walls thereof) owned by them any structure, installation, sign, signboard, advertisement or other things and to carry out any alteration and/or addition works (whether structural or non-structural) to the Commercial Accommodation or any part thereof (including, but not limited to, the flat roofs, roofs and External Walls thereof) owned by them subject to the prior approval or consent having been obtained from the relevant Government authorities or department if such approval or consent is required and subject also to compliance with all applicable Building Regulations or any ordinances, legislations and regulations or other permit, consent or requirement from time to time applicable thereto and in the event that the external façade or external appearance of the Commercial Accommodation or any part(s) thereof will be altered, the relevant Owner(s) of the Commercial Accommodation (save and except the First Owner when the Commercial Accommodation is solely owned by the First Owner) shall also obtain the prior written consent of the Manager PROVIDED that the relevant Owner(s) of the Commercial Accommodation shall be responsible for and shall indemnify the Manager and all other Owners from all loss, damages, actions, proceedings, claims, demands, costs and expenses arising directly or indirectly from the installation, exhibition, erection, affixing, use or removal of any structure, installation, sign, signboard, advertisement or other things by him or any defect therein or the non-repair thereof or any alteration or addition works carried out or caused to be carried out by him.

PROVIDED THAT in the exercise of any of aforesaid rights (collectively, “the Reserved Rights in respect of the Commercial Accommodation”), the Owner(s) of the Commercial Accommodation undertake and covenant with other Owners that (i) any administrative fee, premium, approval fee and/or other charges and expenses as may be required for the Reserved Rights in respect of the Commercial Accommodation shall be borne by the Owner(s) of the Commercial Accommodation; (ii) the Reserved Rights in respect of the Commercial Accommodation and the works necessitated thereby shall not interfere with an Owner’s exclusive right to hold, use and occupy the part of the Development to which he is entitled or impede or restrict the access to and from any such part of the Development or unreasonably interfere with the use and enjoyment of the Common Areas and the Common Facilities by such Owner; and (iii) the works aforesaid shall be carried out and completed, and any damage or loss caused to any part or parts of the Development or to the property of any Owner shall be made good, at the cost and expense of the Owner(s) of the Commercial Accommodation with due diligence in accordance with or in compliance of the provisions of the Government Grant and all applicable legislation causing least disturbances and without negligence or delay.

THE FOURTH SCHEDULE ABOVE REFERRED TO
COVENANTS, PROVISIONS AND RESTRICTIONS TO BE OBSERVED
AND PERFORMED BY THE OWNERS

- (1) Every assignment of an Undivided Share in the Lot and the Development and/or a Unit 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. The previous Owner shall remain liable for his proportion of the Manager's Remuneration and Management Expenses until such time as the previous Owner shall cease to be an Owner of his Unit.
- (2) Each Owner shall promptly pay and discharge all existing and future taxes, rates, assessments and outgoings of every kind and description for the time being assessed or payable in respect of that part of the Lot and/or the Development 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)
 - (a) None of the Owners nor the Manager shall make any structural alteration or addition to any part of the Unit or the Development or the Lot which may damage or affect or interfere with the rights of the other Owners of any other part or parts of the Lot and/or the Development whether or not in separate or common occupation and nothing herein shall absolve the Owners from the requirements of obtaining the prior written consent of the Director of Lands and/or the Director of Buildings and/or other Government authorities pursuant to the Government Grant, the Buildings Ordinance or other applicable legislation and the prior notification to the Manager in respect of any structural alteration or addition to any part of his Unit which does not damage or affect or interfere with the rights of other Owners of any other part(s) of the Lot and/or the Development. Notwithstanding anything herein contained, nothing herein contained shall prevent any of the Owners from taking any legal action against another Owner to enforce paragraph 4(a) of this Schedule nor enable any Owner to carry out any work to any part of the Common Areas and the Common Facilities.
 - (b) None of the Owners shall cut, injure, damage, alter, add or interfere with any part or parts of the Common Areas or any of the Common Facilities or any equipment or apparatus or installations on in or upon the Lot and/or the Development (whether or not such equipment apparatus or installations are concealed, built in walls floors or ceilings, or pass through the Unit(s) or Common Areas) not being equipment or apparatus or installations designated for the exclusive use and benefit of any such Owner.
 - (c) No Owner (including the First Owner) shall have the right to convert any of the Common Areas or Common Facilities to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained. Any payment received for the approval as aforesaid shall be credited to the relevant

account of the Special Fund held for that relevant part of the Common Areas and Common Facilities.

- (d) No Owner (including the First Owner) will have the right to convert or designate any of his own areas (that is areas to which he is entitled to exclusive use, occupation or enjoyment) as Common Areas unless approved by a resolution of Owners at an Owners' meeting convened under this Deed. No Owner (including the First Owner) and no Manager will have the right to re-convert or re-designate the Common Areas to his or its own use or benefit.

(5) Each Owner shall comply with the terms and conditions of the Government Grant so long as such Owner owns any interest in the Lot and/or the Development and no Owner will permit or suffer to be done any act or thing in contravention of the terms and conditions of the Government Grant or the Occupation Permit or whereby any insurance on the Development or any part thereof may become void and voidable or whereby the premiums for any such insurance may be increased and in the event of any breach of this provision 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 and in the event of the Development or any part thereof being damaged or destroyed by fire at any time and the insurance under any insurance against fire affected thereon being wholly or partially irrecoverable by reason solely or in part of any act or default of any Owner then such Owner shall forthwith pay to the other Owners the whole or (as the case may require) a fair proportion of the costs of rebuilding or reinstating the same.

(6) Subject to the provisions of the Government Grant, no Owner shall at any time exercise or attempt to exercise any statutory or common law right to partition the Lot and/or the Development or any Residential Unit or Residential Car Park Provided this provision shall not be construed as precluding the installation of any physical partition in or on the Lot and/or the Development or part(s) thereof with the approval of the relevant Government department(s).

(7) No Owner shall do or permit or suffer to be done and each Owner will 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 management and the maintenance of the Lot and the Development or contravention of the provisions of this Deed.

(8) (a) Each Owner shall in such manner so as to avoid any loss, damage, nuisance or annoyance to the Owners or occupiers of the other Units, at his sole expense repair maintain and keep in good repair and condition the Unit of which he is the owner its equipment apparatus services and facilities and shall when necessary replace any part or parts thereof which require replacement. The equipment apparatus services and facilities which require such maintenance, repair or replacement shall include the following provided within the Unit :-

- (i) Water Supply: (Potable and flushing water installation from, and including, the principal branch stop cocks to all facilities serving the Unit. This shall include storage tanks, pipework control valves, water heaters, taps and sanitary facilities).

- (ii) Gas: (The gas internal pipings and installation from the outlet side of the meter and including appliances).
 - (iii) Electrical: (All electrical wiring, appliances and equipment serving the Unit only. If so required the Owner shall repair or replace any wiring or equipment if so required by the Electricity Supply Ordinance or any Orders in Council or Regulations made thereunder).
 - (iv) Air-conditioning Equipment: (Air-conditioning plant (if any), equipment, ductwork and associated controls serving the Unit exclusively as installed in the Unit and/or the Common Areas).
 - (v) Drainage Installations: (Waste pipes and sewage waste drainage, and including connections to the main drainage stacks up to and including connections with sanitary appliances including baths, basins, showers, bidets and sinks).
 - (vi) Fire Fighting and Protection Installations (for those Residential Units with open kitchen design): smoke detector, fire alarm, sprinkler systems, sprinkler heads, automatic fire detection devices.
- (b) The expenses for keeping the interior of each Unit and all the fittings, fixtures, wiring (including security wiring (if any) which is connected to the security system of the Development), plumbing and other services therein and all the windows and doors thereof, in good and tenable repair and condition as aforesaid shall be borne directly by the Owner thereof.

(9) No Owner shall use or permit or suffer the Unit 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 or occupiers for the time being.

(10) No Owner shall use or permit or suffer any part of the Development owned by him to be used except in accordance with the Government Grant and any applicable Building Regulations or any Ordinances and Regulations or other permit, consent or requirement from time to time applicable thereto.

(11) The refuse disposal areas (if any) shall be used only in the manner prescribed by the Manager and subject to the Development Rules (if any) covering the same.

(12) No Owner shall be entitled to connect any installation to any aerial (if any) installed by the Manager except with the permission of the Manager and in accordance with any Development Rules relating to the same. In addition, save as otherwise provided in this Deed, no Owner shall affix or install any aerial on the exterior of his Unit without the prior written consent of the Manager.

(13) Save as otherwise provided in this Deed, no Owner shall affix or install any structures, chimneys, neon signs, or signs of any kind on the roof, flat roof (other than that forms part of

the Commercial Accommodation), Non-enclosed Area, planter, air-conditioning platform, Common Areas of the Development or External Walls of his Unit or any part thereof or on any other part of the Lot and/or the Development (other than the Commercial Accommodation) without the consent in writing of the Manager and the affixing or installation of the said structures, chimneys, neon signs or signs shall be subject to the prior approval or consent having been obtained from the relevant Government authorities or department if such approval or consent is required and subject also to compliance with all applicable Building Regulations or any Ordinances, legislations and regulations or other permit, consent or requirement from time to time applicable. No Owner shall affix any advertisement or signs of any kind whether inside or outside any Residential Unit. No illegal structures shall be affixed or installed in any part of the Lot and/or the Development.

(14) Subject to the rights of the Owners of the Commercial Accommodation provided under this Deed, no Owner shall paint, change or alter the planter, the Non-enclosed Area, roof, flat roof, parapet wall, parapet glass/balustrade/fence of the Non-enclosed Area or flat roof, air-conditioning platform or window, curtain wall system or the exterior or outside of any part of the Development or the exterior or outside of any part of any Unit or erect any forecourt entrance gate or fences or do or permit to be done any act or thing which may or will alter the facade or external appearance of the Development and/or any Unit including the carrying out of any internal decoration or alteration works which affect the facade or external appearance or original design of the facade of any Unit without the prior consent in writing of the Manager and the approval of the Owners' Committee or the Owners' Corporation (if formed) Provided that any internal decoration or alteration works as aforesaid as approved by the Manager shall be carried out by the contractor appointed or approved by the Manager at the expense of the Owner or Owners of such Unit(s) requiring such works and in such manner as the Manager shall in its absolute discretion think fit.

(15) No Owner shall throw out or discard or permit or suffer to be thrown out or discarded from the Unit owned by him any refuse, rubbish, litter or other article or thing whatsoever except using the facilities provided for the disposal thereof.

(16) All Owners shall at all times observe and perform and shall ensure that his tenants, licensees, agents or servants shall at all times observe and perform all the covenants, conditions and provisions of this Deed and the Development Rules (if any).

(17) Each Owner may at his own expense install in the Unit owned by him such additions, improvements, lights, 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 Lot and/or the Development.

(18) Save as otherwise provided in this Deed, no Owner shall keep, hang or exhibit or permit or suffer to be kept, hung or exhibited any clothing, laundry or object(s) in the Common Areas or outside his Unit or within such part(s) of his Unit including (without limitation) on or in or upon or above any door, window or above parapet height in any Non-enclosed Area or in any manner that may adversely affect the external appearance of the Development.

(19) No Owner shall do or suffer or permit to be done anything whereby the flushing or drainage system of the Unit may be clogged or the efficient working thereof may be impaired.

(20) All Residential Units must be used for private residential purposes only. Subject to Clause (6:15) of this Deed, no Unit shall under any circumstances be used or permitted or suffered to be used for the purpose of a hotel, dancing hall, boarding house, guest house, apartment house (or any form of commercial letting or occupancy in bed spaces or cubicles), bath house, funeral parlour, coffin shop, temple, Buddhist or any other religious hall, or for the performance of the ceremony known as "Ta Chai (打齋)" or any other religious ceremonies or for any obnoxious purposes SAVE AND EXCEPT that the First Owner may use any Units owned by him as show flats for such period or periods as it shall in its discretion consider appropriate.

(21) No Owner shall affix or install onto the External Walls or through the windows of his Unit(s) any air-conditioners other than at the air-conditioning hoods (if any) or air-conditioner platform already provided or at such places designated for such purposes without the prior written consent of the Manager and all possible measures shall be taken to prevent excessive noise, condensation or dripping on to any part of the Lot and/or the Development.

(22) No part of the Common Areas shall be obstructed or incumbered nor shall any refuse, matter or other thing be placed thereon nor shall any part of such Common Areas be used for any business or private purpose and no Owner shall do or permit or suffer to be done anything in such Common Areas as may be or become a nuisance or cause annoyance to any other Owners or occupiers of the Lot and/or the Development. If and whenever any article or things shall be placed or left by any Owner on or in any part of the Common Areas, then the Manager or its agents servants caretakers or cleaners of the Development shall have the right without giving any prior notice to the defaulting Owner to remove such article or thing from such part of the Common Areas to another place or places as the Manager shall think fit and all costs and expenses incurred by the Manager for such removal shall be reimbursed upon demand to the Manager by the defaulting Owner and the defaulting Owner shall not claim against the Manager or its agents, servants, caretakers or cleaners for any loss or damage to such article or thing due to such removal not involving criminal liability, dishonesty or negligence on the part of the Manager or its employees, contractors, servants or agents.

(23) No Owner shall store or permit to be stored in any Unit any hazardous, dangerous or combustible goods or materials except such as may be reasonably required for the purpose of domestic cooking and heating in the Residential Units or for carrying out the business in the Commercial Accommodation which involves making food and beverage.

(24) Each Owner shall be responsible for the removal of garbage and refuse from his Unit(s) to such locations in the Lot and/or the Development as shall be specified by the Manager from time to time and to use only the type of refuse containers as is specified by the Manager from time to time. The Owner and the occupier shall ensure that all refuse containers shall be fully sealed at all times.

(25) No Owners shall be entitled to use the services of caretakers and/or watchman or other staff of the Manager for his own private business or other business save as herein provided.

(26) Each Owner of the Units shall be responsible for and shall indemnify the Manager and 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 Unit owned by him or any person using such Unit with his consent express or implied for the breach or non-compliance of the Owner's obligations hereunder or by or through or in any way owing to the defective condition thereof or the overflow of water therefrom.

(27) Each Owner of the Unit shall be responsible to the other Owners for the time being for the acts and omissions of all persons occupying with his consent express or implied any part or parts of the Units owned by him for the breach or non-compliance of the Owner's obligations hereunder and shall pay all costs, charges and expenses incurred in repairing or making good any loss or damage caused by such acts, 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 herein provided and in the case of loss or damage suffered by other Owners or occupiers of any part of the Lot and/or the Development 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.

(28) The Recreational Areas and the Recreational Facilities shall only be used and enjoyed for recreational purposes by the residents of the Residential Units and their bona fide visitors and all Owners shall observe and perform all regulations or rules made by the Manager in connection with the Recreational Areas and Recreational Facilities (if any) when using or visiting such Recreational Areas and Recreational Facilities.

(29) No partitioning shall be erected or installed which does not leave clear access for fire exits of the Development and no windows of any part of the Development (other than the Commercial Accommodation) shall be wholly or partially blocked or the light and air therefrom be in any way obstructed.

(30) No Owner shall make any alteration to the sprinkler system (if any) or any other fire fighting installations of the Development or suffer to be done anything to such sprinkler system (if any) or fire fighting installations which would constitute a breach of the laws, by-laws or regulations of the Fire Services Department or other department concerned.

(31) The installation of and repair to the electrical wiring from the switch rooms or meter rooms in the Common Areas to any Unit shall be carried out by the Manager or any contractor appointed or approved by the Manager (which approval shall not be unreasonably withheld) at the expense of the Owner or Owners thereof and in such manner as the Manager shall in its reasonable discretion think fit.

(32) Any installation, alteration or repair works which may pass through the Common Areas or affect the Common Facilities shall, subject to the prior written approval of the Manager (which approval shall not be unreasonably withheld), be carried out by the Manager or any contractor appointed or approved by the Manager (which approval shall not be unreasonably withheld) at the expense of the Owner or Owners requiring such works and in such manner as the Manager shall in its reasonable discretion think fit.

(33) No Owner shall have the right to enter into, alter, repair, connect to or in any other way interfere with or affect the working of the Common Facilities without the previous written consent of the Manager. Except as provided herein, the Common Areas and the

Common Facilities shall at all times be under the exclusive management and control of the Manager who shall have full and unrestricted power to regulate and control the reasonable use thereof by the Owners and occupiers.

(34) No Owner shall allow any noxious dangerous poisonous or objectionable effluent to be discharged into the pipes drains or sewers and each Owner shall take all such measures as may be necessary to ensure that any effluent so discharged will not be corrosive or otherwise harmful to the pipes drains or sewers or cause obstruction or deposit therein and no Owner shall do or suffer or permit to be done anything whereby the flushing or drainage system of the Development may be clogged or the efficient working thereof may be impaired.

(35) No Owner (other than the Owner of the Commercial Accommodation) shall erect affix install or attach or permit or suffer to be erected affixed installed or attached to in or on or at the door or doors or entrance or entrances of any Unit any metal grille or shutter or gate unless such metal grille or shutter or gate shall be of such design and material approved by the Manager (which approval shall not be unreasonably withheld). Any metal grille or shutter or gate shall not in any way contravene the regulations of the Fire Services Department or other competent authority concerned from time to time in force.

(36) No Owner shall place or suffer to be placed on any floor of the Development or any part thereof any goods articles or thing which may exceed or cause to be exceeded the maximum floor loading capacity thereof and in the event of breach of this covenant the Owner shall make good any damage caused thereby to the Unit or any other part of the Development or any fixtures and fittings therein provided that the making good of such damage as aforesaid shall be without prejudice to any further right available to the Manager by virtue of such breach.

(37) No Owner shall bring on to or keep or harbour any dogs, cats, pets, livestock, live poultry, fowls, birds or animals on any part of the Development PROVIDED THAT (a) such dogs, cats, birds or animals may be kept in a Residential Unit as pets unless the same has been the cause of reasonable written complaint by at least 2 Owners or occupiers of different parts of the Development, (b) trained guide dogs on leash for the blind may be brought into the Development whilst guiding any person with disability in vision and (c) such dogs, cats, pets, livestock, live poultry, fowls, birds or animals may be kept in the Commercial Accommodation in connection with the business or activity carried out therein.

(38) The Owner or Owners of any Residential Unit with roof and/or flat roof and/or the Non-enclosed Area and/or planter adjoining thereto or held therewith shall :-

- (a) not cause or permit the erection on his part of the roof and/or flat roof and/or the Non-enclosed Area and/or planter thereof or any part thereof of structures of any kind other than as under the Approved Plans and not cause or permit the roof and/or flat roof and/or the Non-enclosed Area to be enclosed and/or planter to be enclosed above parapet height and not cause or permit the roof and/or flat roof and/or the Non-enclosed Area and/or planter to be partitioned either in whole or in part; and
- (b) not use nor permit to be used his part of the roof and/or flat roof and/or the Non-enclosed Area and/or planter thereof in any manner so as to cause

nuisance or annoyance to the co-owners or occupiers of other Units and shall be responsible for maintaining and keeping his part of the roof and/or flat roof and/or the Non-enclosed Area and/or planter thereof at his own expense in good repair and condition.

The Manager shall by giving reasonable prior written notice to the defaulting Owner (unless in the case of emergency) have the right to enter and remove from the roof or flat roof or the Non-enclosed Area or planter or air-conditioning platform such unauthorised structures at the cost and expense of the defaulting Owner.

(39) The Owners of the flat roofs and/or roofs forming parts of their Units shall not put install or otherwise place any article upon the said flat roofs and/or roofs thereby obstructing the access to or through such flat roofs and/or roofs by the Manager and/or other Owners for the purpose of exercising their respective rights under this Deed.

(40) Each Residential Car Parking Space shall not be used for any purpose other than for the parking of one motor vehicle licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees and subject to any Development Rules as may be imposed from time to time by the Manager. Each Residential Motor Cycle Parking Space shall not be used for any purpose other than for the parking of one motor cycle licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees and subject to any Development Rules as may be imposed from time to time by the Manager. The Residential Car Parks shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(41) Each Visitors' Car Park shall not be used for any purpose other than for the parking of one motor vehicle licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the bona fide guests, visitors or invitees of the residents of the Residential Units of the Development and subject to payment of such fees which shall be credited to the Management Fund and to any Development Rules as may be imposed from time to time by the Manager. The Visitors' Car Parks shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(42) Each Bicycle Parking Space shall not be used for any purpose other than for the parking of bicycles belonging to the residents of the Residential Units of the Development and their bona fide guests, visitors or invitees.

(43) The Residential Disabled Carparking Spaces shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees and in particular the said parking space shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(44) The Owners shall at their own costs and expenses maintain in good substantial repair and condition and carry out all works in respect of the Slope and Retaining Structures (if any) and in particular in accordance with the Geoguide 5 - Guide to Slope Maintenance issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the Maintenance Manual and all guidelines issued from time to time by the appropriate Government department regarding the maintenance of the Slope and Retaining Structures (if any).

(45) Any Non-enclosed Area forming part of the Residential Unit(s) and the covered areas beneath or underneath such Non-enclosed Area shall not be enclosed above safe parapet height other than as under the Approved Plans as at the date of this Deed.

(46) No Owner (other than the Owner of the Commercial Accommodation) shall place, install, erect or affix any sunshades, canopies or awnings except with the prior written approval of the Manager (which approval shall not be unreasonably withheld).

(47) The Owner or Owners of any Residential Unit with roof or flat roof adjoining thereto or held therewith shall not cause or permit the roof or flat roof to be enclosed and shall not place or erect any hut shed caravan house whether on wheels or not or other chattels adapted used or intended for use as a sleeping apartment nor any hoardings or advertising stations or other temporary erection on the roof or flat roof.

(48) No Owner shall burn any leaves or waste articles in any part of the flat roof or roof.

(49) No tree growing on the Lot or adjacent thereto as at the date hereof or transplanted or replanted at the request of the Director of Lands shall be interfered with without the prior written consent of the Director of Lands.

(50) The Owner or Owners of any Unit or Units with roof and/or flat roof adjoining thereto or held therewith shall on receipt of prior reasonable notice (except in case of emergency) allow the Manager, its servants, agents, contractors and persons duly authorized with or without appliances to enter into any flat roof or roof forming part or parts of any Unit or Units and to remain there for such period as may be necessary for the purpose of implementing Fire Safety Management Plan or of inspecting, rebuilding, repairing, renewing, maintaining, cleaning or painting all or any part of the Common Areas and the Common Facilities in or upon such flat roof or roof or to which access is gained via such flat roof or roof and, on a temporary basis, to erect, place or store on any such flat roof or roof any scaffolding or other plant, equipment or materials necessary for the purpose of any aforesaid works for so long as such works are being carried on Provided that the Manager shall cause as little disturbance as possible when carrying out such works and shall repair at its own costs and expenses any damage caused by the Manager's exercise of its rights under this Clause and the Manager shall be liable for the negligent, wilful or criminal acts of the Manager or its employees contractors servants and agents.

(51) The Owner or Owners of any Unit or Units with roof and/or flat roof adjoining thereto or held therewith shall not put install or otherwise place any article upon any roof and/or flat roof forming part or parts of any Unit or Units thereby obstructing the access to such roof and/or flat roof by the Manager for the purpose of exercising its rights under Clause 2(b) and Clause 2(c) of the Third Schedule.

(52) The Owner or Owners shall at their own costs and expenses observe and comply with the request from time to time of the public utility companies in relation to or in respect of the provision of their facilities to be provided within the Development Common Areas for the proper use and enjoyment of the Unit(s) owned by the Owner(s).

(53) The Owner of any Unit with curtain walls enclosing his Unit shall, for avoidance of doubt, be responsible for the cleaning of the interior of such curtain walls (including the openable windows therein). All repair and replacement of such curtain walls (including the openable windows therein) shall be carried out by the Manager Provided that if any damage to such curtain walls (including the openable windows therein) is directly or indirectly caused by the act, conduct, omission or negligence of the Owner, occupier or visitor of such Unit, the Owner shall pay for all costs and expenses incurred in connection therewith.

(54) (a) The Owner or Owners of any Residential Unit with open kitchen shall at his or their own costs and expenses observe and comply with the Fire Safety Management Plan and any guideline or direction to be issued or given by the Manager from time to time relating to the implementation of the Fire Safety Management Plan and shall ensure his tenants and other occupiers of his Residential Unit to observe and comply with the same.

(b) Without prejudice to the generality of Clause (54)(a) above and subject to the Fire Safety Management Plan and the then relevant requirements of the Buildings Department, the Fire Services Department and any other relevant Government authority, the Owners and occupiers of any Residential Unit with open kitchen shall comply with the following fire safety provisions:

- (i) addressable smoke detectors provided inside the Residential Unit and at the lobby outside the Residential Unit shall not be removed or tampered;
- (ii) sprinkler head provided at the ceiling immediately above the open kitchen shall not be removed or tampered;
- (iii) the full height wall having a fire resistance rating of not less than - /30/30 adjacent to the exit door of the Residential Unit shall not be removed or tampered;
- (iv) the fire safety provisions mentioned in (i) and (ii) above which are inside the Residential Unit shall be subject to annual check at the cost and expense of the Owner of the Residential Unit conducted by the fire service installation contractor registered with the Fire Services Department (“RFSIC”);
- (v) the Owners and occupiers of the Residential Unit shall allow access for the RFSIC (if any) appointed by the Manager to carry out maintenance and inspection of the fire safety provisions in the Residential Units.

- (55) (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any common partition wall or any floor or roof slab or any partition structure, which will result in the Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
- (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent referred to in (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.

THE FIFTH SCHEDULE ABOVE REFERRED TO

“Works and Installations”

1. Structural elements;
2. External Wall finishes and roofing materials;
3. Fire safety elements;
4. Plumbing system;
5. Drainage system;
6. Fire services installations and equipment;
7. Electrical wiring system;
8. Lifts installations;
9. Gas supply system;
10. Window installations;
11. Central air-conditioning system and ventilation system;
12. Curtain wall system;
13. Slope and Retaining Structures (if any);
14. Gondolas; and
15. other major items as from time to time be added or revised in accordance with the provisions of this Deed.

THE SIXTH SCHEDULE ABOVE REFERRED TO

“Fire Safety Management Plan”

(copy annexed)

**Proposed Residential and Commercial Development at
TKOTL 112 Area 65C1, Tseung Kwan O, New Territories
Fire Safety Management Plan**

June 2016

Submitted to

Buildings Department
Fire Services Department

Prepared By

Meinhardt (M&E) Ltd

FIRE SAFETY MANAGEMENT PLAN
FOR
PROPOSED RESIDENTIAL AND COMMERCIAL
DEVELOPMENT
AT
TKOTL 112 AREA 65C1
TSEUNG KWAN O
NEW TERRITORIES

Prepared By: **Meinhardt (M&E) Ltd**
 10/F Genesis
 33-35 Wong Chuk Hang Road
 Hong Kong

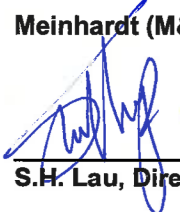
Date	Revision	Prepared	Checked	Approved
03/2014	First Issue	Arthur Choi	Rick Tong	S.H. Lau
11/2015	OA	Pierre Lam	Rick Tong	S.H. Lau
6/2016	OB	Pierre Lam	Rick Tong	S.H. Lau
	OC			
	OD			
	OE			
	OF			
	OG			

Project No.: ME1819
 Document Ref.: ME1819 Fire Safety Management Plan
 Date: June 2016

**FIRE SAFETY MANAGEMENT PLAN
FOR
PROPOSED RESIDENTIAL AND COMMERCIAL
DEVELOPMENT
AT
TKOTL 112 AREA 65C1
TSEUNG KWAN O
NEW TERRITORIES**

Prepared By: **Meinhardt (M&E) Ltd
10/F Genesis
33-35 Wong Chuk Hang Road
Hong Kong**

Endorsed By: **Meinhardt (M&E) Ltd**



S.H. Lau, Director

LWK&Partners (HK) Ltd



**(Authorized Person or
Representative)**

Table of Content

1. GENERAL	1
2. FIRE SAFETY MANAGEMENT PLAN	3
3. MAINTENANCE PLAN	4
4. TRAINING PLAN	8
5. FIRE ACTION PLAN.....	12
APPENDIX 1 – UNDERTAKING LETTER FOR FIRE SAFETY MANAGEMENT PLAN.....	APP1- <u>1</u>
APPENDIX 2 – GBP WITH EXIT ROUTES, TEMPORARY EMERGENCY CONTROL CENTRE AND ASSEMBLY POINT	APP2-1
APPENDIX 3 – SAMPLE CHECKLIST ON HOUSEKEEPING	APP3-1

1. GENERAL

1.1 INTRODUCTION

The Fire Safety Management Plan (“the Plan”) is an elaboration on the fire safety management for open kitchen design in the following flat units:

Tower 2 & 2A

- Flat C, D, E, F, G & H (2/F to 23/F Tower 2A)
- Flat B, C, D, E, F & G (25/F Tower 2A)

Tower 3A, 3B & 3C

- Flat C & D (2/F to 23/F Tower 3A)
- Flat B & C (25/F Tower 3A)
- Flat C, E & F (2/F to 25/F Tower 3B)
- Flat F (2/F to 25/F Tower 3C)

of the proposed residential and commercial development at TKOTL 112 Area 65C1, Tseung Kwan O (“the Development”), prepared in accordance with the Code of Practice for Fire Safety in Buildings 2011. It is noted that Floor Nos. 4/F, 14/F and 24/F will not be used in this Development.

The Plan provides guidance on managing and maintaining the fire safety provisions of the Development; to ensure safe evacuation of occupants from the premises; necessary fire safety actions and precautionary measures to be carried out and the roles and duties of the fire safety management staff.

The Plan is divided into three sections: Maintenance Plan, Training Plan and Fire Action Plan in accordance with Clause F4.5 of Code of Practice for Fire Safety in Buildings 2011.

Section 3 on Maintenance Plan includes (a) GBP with exit routes highlighted, (b) documents indicating the details/ specifications of the fire safety provisions installed; (c) period for regular maintenance of the fire safety provisions installed; (d) method statements for maintenance; (e) Repair method; (f) Records of maintenance or repair works carried out; and (g) Housekeeping.

Section 4 on Training Plan focuses on the roles and duties of the fire safety management staff for ensuring that they are familiar with the fire safety provisions installed and the actions to be taken in case of fire, and fire safety training provided for the fire safety management staff.

Section 5 on Fire Action Plan formulates the procedures to be taken in case of fire.

The Plan is a live document, which requires periodic review. All aspects, recommendations and procedures of the fire safety strategy should be reassessed on a regular basis and updated to reflect any modifications / changes in use and operation of any area of the premises and the design assumptions adopted.

1.2 READERSHIP

The following parties or individuals should read and understand the procedures listed in this document:-

- a) Property management staff and all staff members who will work for the Development.
- b) Architects, building services engineers, contractors and other building professionals who involve in any alteration/renovation/repair/maintenance work, which may affect the established fire safety management and evacuation operation.
- c) The Plan shall be made available at the Fire control centre / property management office/ caretaker’s counter of the Development at all times.

1.3 **BUILDING DESCRIPTION**

The Development consists of one basement carpark with E&M plant rooms and Clubhouse with E&M plant rooms. Two commercial floors with E&M plant rooms on G/F and 1/F. Tower 1 and Tower 5&5A: 2/F to 11/F, Tower 2&2A and Tower 3A,3B&3C: 2/F to 25/F and Roof with E&M plant rooms.

The open kitchen design with gas and induction stove in the flats as mentioned in Section 1.1 is provided complying with the fire safety provisions provided to the subject flat in accordance with Code of Practice for Fire Safety in Building 2011 Clause C13.4.

1.3.1 **Fire Safety Provisions for Flats with Open Kitchen**

The flats with open kitchen are equipped with fire safety provisions in accordance with Code of Practice for Fire Safety in Buildings 2011 Clause C13.4 for the protection of lives and property. The property management office has the duty and liability to ensure the fire safety designs are not removed or tampered.

Fire protection, detection and warning measures for open kitchen in flat unit as mentioned in Section 1.1 of the Development are as follows:-

- a) Addressable smoke detectors with sounder base should be provided inside the flat with open kitchen and at the lobby outside the flat. The detectors should be classified as fire service installation and should comply with the Codes of Practice for Minimum Fire Service Installations and Equipment April 2012. The alarm signal of the detectors should be linked to the Fire control centre / the caretaker's counter (The detectors will be installed in living areas and located away from the open kitchen and bathroom). In addition, the detectors at the lobbies should be linked to the fire service communication centre.
- b) Sprinkler head should be provided at the ceiling immediately above the open kitchen. The sprinkler head should be classified as fire service installation and should comply with the Codes of Practice for Minimum Fire Service Installations and Equipment April 2012. The alarm signal of the system should be linked to the Fire control centre / the caretaker's counter, the building fire alarm system and directly to the Fire Services Communication Centre.
- c) A full height wall having an FRR of not less than -/30/30 should be provided adjacent to the flat exit door. The width of the wall should not be less than 600mm. The wall will be constructed with a material that is not easily removable.

1.3.2 **Fire Safety Provisions for the Development**

The residential portion of the Development is equipped with various fire protection systems to protect the occupants and the property. These include:

- a) Fire Hydrant / Hose Reel system
- b) Emergency lighting
- c) Directional/ Exit signs
- d) Emergency generator
- e) Fire alarm system
- f) Fireman's lift
- g) Portable fire extinguishers
- h) Addressable smoke detectors (In flat with open kitchen)
- i) Sprinkler system (in flat with open kitchen)

2. FIRE SAFETY MANAGEMENT PLAN

The fire safety management plan should be endorsed and implemented by the property management office as the duty of the property management office under Deed of Mutual Covenant (DMC). An undertaking letter from the property management has been provided in the fire safety management plan, as illustrated in Appendix 1.

In addition, the fire safety management plan and the DMC should contain the following fire safety requirements for implementation:-

- a) The fire safety provisions (including sprinkler heads, addressable smoke detectors and full height wall as mentioned in Section 1.3.1) shall not be removed or tampered. Permanent notice will also be provided at common areas (such as in lift lobbies and on notice board) to remind residents not to remove or demolish any fire safety provision.
- b) The corresponding responsibilities on the maintenance, testing and commissioning of the abovementioned fire safety provisions among the property management office, the property management staff and the flat owner/ tenant/ occupant of the open kitchen unit to facilitate legal execution of the related conditions/ requirements.
- c) Registered fire service installation contractor (RFSIC) shall be responsible for the maintenance and inspection work of the fire safety provisions with appropriate maintenance procedures, and issuance of relevant maintenance certificate (F.S. 251) to prove their function.
- d) Staff training including the course of actions to be carried out by security officer / security guard.
- e) Fire drill will be carried out annually.

3. MAINTENANCE PLAN

3.1 GENERAL

For day-to-day operation of the premises, a structured and organized fire safety management plan is necessary to ensure all aspects related to its evacuation will be implemented and exercised regularly and competently. The plan shall be implemented in parallel with effective management which is fundamental to achieve fire safety. Without effective management, parts or all components of the fire protection systems could be rendered ineffective.

The fire safety management plan is intended to ensure all provisions made for fire safety of the premises are kept in good working condition. While active measures integrated into the system design including fire hydrant and hose reel systems, automatic sprinkler system, fire detection and alarm systems, portable fire extinguishers and other fire safety provisions within the Development shall be checked regularly and properly by routine maintenance, passive measures including timely repair of all damages to construction elements with particular attention to maintenance and operation of fire doors should also be taken.

The fire safety provisions of open kitchen design shall also be checked at regular intervals by warden / competent person. The warden / competent person shall notify the Registered Fire Service Installation Contractor upon any abnormal conditions found and call for further inspection. Inspection to the fire safety provisions of open kitchen design shall be conducted by Registered Fire Service Installation Contractors. The Registered Fire Service Installation Contractor should assess the conditions of the fire safety provisions and repair the defective works found.

The fire safety management plan should be brought to the attention of the property management office and all management staff.

3.2 MAINTENANCE PLAN

In addition to responsibilities for routine inspection, the property management staff should ensure all fire safety equipment is adequately and routinely tested and maintained. The fire safety of occupants is depended on a large number of inter-related features. Failure to maintain any one of the fire safety provisions in functional working order will cause the fire safety management of the whole premises to be ineffective.

For open kitchens in flat as mentioned in Section 1.1 of the Development, which are provided in accordance with Clause C13.4, the following conditions will be incorporated into the fire safety management plan and DMC, where applicable, to ensure the implementation and operation of the following fire safety provisions:

- a) Addressable smoke detectors with sounder base provided inside the flats with open kitchen and at the common lobby outside the flats should not be removed or obstructed.
- b) Sprinkler head provided at the ceiling immediately above the open kitchen should not be removed or obstructed.
- c) The full height wall having an FRR of not less than -/30/30 adjacent to the flat exit door should not be removed.
- d) The fire service installations in a) and b) above should be subject to annual check conducted by the management's Registered Fire Service Installation Contractor (RFSIC).

The property management office should assist the owners to carry out annual maintenance of the fire service installations and submit the maintenance certificate (F.S. 251) to the Fire Services Department. The owners should allow access for the RFSIC to carry out annual check and maintenance.

A set of this fire safety management plan shall be kept in property management office and the caretaker's counter. Alterations or modifications to an existing installation should not be carried out without consultation with the enforcing authorities, and where possible, the original system designer, fire safety engineer or installer (or other qualified persons). Implications of any alteration or modification also need to be checked against the requirements of relevant drawings.

3.2.1 GBP with Exit Routes Highlighted

A set of GBP with exit routes as illustrated in Appendix 2 highlighted together with this fire safety management plan shall be kept in the property management office and the caretaker's counter.

3.2.2 Documents Indicating the Details/ Specifications of the Fire Safety Provisions Installed

A set of documents indicating the details / specifications of the fire safety provisions installed together with this fire safety management plan shall be kept in the property management office and caretaker's counter.

3.2.3 Period for Regular Maintenance of the Fire Safety Provisions Installed

The property management staff is required to ensure the fire service installations to be functional at all times and checked by a RFSIC at least once in every 12 months

3.2.4 Method Statements for Maintenance

Active fire services installations need to be well maintained in accordance with the statutory requirements. It is vital that they operate in accordance with the original design intent. All fire safety installations should be tested individually. The systems should be tested as a complete entity and the followings shall be observed:

a) Fire hydrant and hose reel system

The fire hydrant and hose reel system shall be regularly checked to ensure the hydrant / hose reel nozzles, valves, fittings etc. remain intact at all times and are not damaged or misused for other purposes. In addition, all fire hydrants and hose reels must not be obstructed for operations. The system shall be inspected by a RFSIC at least once in every 12 months.

b) Automatic sprinkler system

The automatic sprinkler system shall be maintained in efficient working order at all times and shall be inspected by a RFSIC at least once in every 12 months. Sprinkler subsidiary valves management system (SSSVMS) must be installed in accordance with FSD Circular Letter No. 4/2010.

c) Fire detection and alarm systems

The fire detectors and alarm systems shall be maintained in efficient working order at all times and shall be inspected by a RFSIC at least once in every 12 months.

The direct line connection should be tested once every 2 weeks or at such time and interval as required by FSD.

d) Emergency lighting

All emergency lighting shall be maintained in efficient working order at all times and shall be inspected by a RFSIC at least once in every 12 months.

e) Directional/ exit signs

All exit signs shall be maintained in efficient working order at all times and shall be inspected by a RFSIC at least once in every 12 months. Exit sign should be tested whenever an emergency lighting system is tested.

f) Portable fire extinguishers

Apart from annual inspection, portable fire extinguishers shall undergo a hydraulic pressure test at least once in every 5 years and such test shall be carried out by a Class 3 RFSIC.

3.2.5 Repair Method

Maintenance of active fire safety provisions, which include installations and equipment should comply with the requirements in the Codes of Practice for Inspection, Testing and Maintenance of Installations and Equipment.

For any shut-down of building Fire Services Installation (FSI), RFSIC shall notify Fire Services Department in accordance with the laid down reporting procedures, complying with the Codes of Practice for Inspection, Testing and Maintenance of Installations and Equipment (Appendix 9). RFSIC shall take and advise the residents/occupants/property management company to take preventative measures to mitigate the risk during the works period when any FSI is defective or shut down for inspection, maintenance, modification or repair.

Under the Fire Service (Installations and Equipment) Regulations (Cap. 95B) 7(1) and 9(1), only a registered contractor who satisfies the requirements under regulation 3A of the Fire Service (Installation Contractors) Regulations (Cap. 95A), should maintain, inspect or repair; and should issue maintenance certificate (F.S. 251) for any fire service installation.

3.2.6 Records of Maintenance or Repair Works Carried Out

The security officer should monitor the above inspections to be carried out and keep proper records of such inspections to be easily retrievable when required.

The security officer is required to submit the "Maintenance Report" to the property management staff for record at half yearly intervals. Copies of the maintenance certificate (F.S. 251) and records of inspection issued by the RFSIC should be included in the report.

In addition, all maintenance records / logs should be kept orderly in a secure place, including:

- a) Maintenance and testing records.
- b) Record of issuance of "Hot works" permits.
- c) Log of contractor's attendance.
- d) Record of any repairing works, if any by RFSIC.

3.2.7 Housekeeping

Good housekeeping and sensible fire precautions will reduce the possibility of a fire occurring. Property management staff / Security officer/ Security guard should ensure that the accumulation of rubbish or the unauthorized stacking of combustible materials will not occur, as this will be detrimental to the functionality of the Development.

In addition, the development will be regularly inspected by security officer/ security guard and monitored by CCTV system, so as to ensure good housekeeping is in place.

The housekeeping will be carried out in accordance with the 'sample checklist on housekeeping' under Appendix F1 in Code of Practice for Fire Safety in Buildings 2011 as attached in Appendix 3.

Fault signal caused by removal or defective smoke detectors.

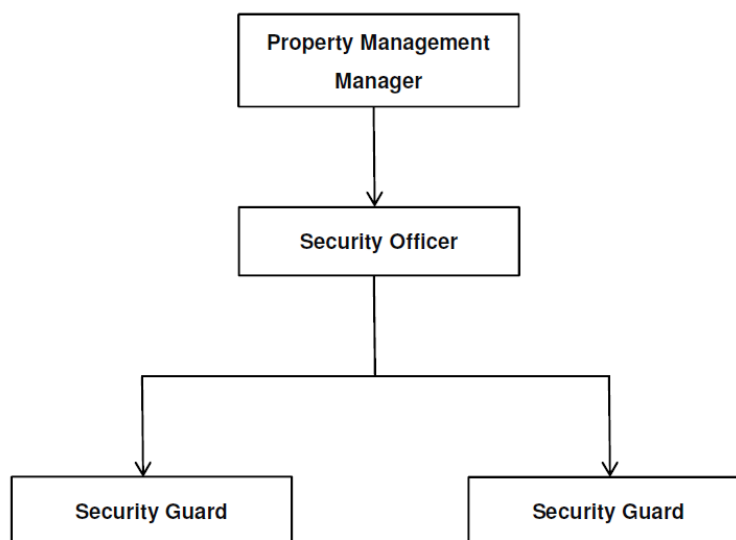
In case of receipt of fault signal on main fire annunciator panel at G/F Fire control centre caused by removal or defective smoke detectors, the signal will also be shown on the respective F.S. sub-panel at G/F caretaker counter of residential tower.

After receiving the signal, the property management staff will arrange the F.S. maintenance contractor to follow up and inspect the subject smoke detector as soon as possible.

4. TRAINING PLAN

4.1 FIRE SAFETY TRAINING

Fire safety training will be provided for the fire safety management staff on the actions to be taken on discovering a fire, firefighting at incipient stage, assisting non-staff members to react to alarm and escape, procedure for calling the Police and Fire Services Department and familiarize with the routes for evacuation. Proper training to operate portable fire extinguisher, breakglass and hose reel will be provided for the security officer and security guard. Staff training will be carried out at least once every 12 months. A hierarchy diagram for the fire safety management term is shown as follows:



4.2 STAFF DUTIES

4.2.1 Chief Fire Warden

The Chief Fire Warden should be the security officer and is to assume responsibility for the occupants of the premises from the time of sounding of the fire alarm.

- a) In the event of a fire incident (notified via the caretaker's counter), the Chief Fire Warden should take the following actions:
 - i. Respond to the property management office.
 - ii. Coordinate with the Fire Warden to identify the area where the alarm is activated, and ascertain the nature and location of the fire incident.
 - iii. Determine whether fire safety actions such as initiating the fire incident broadcast and vehicular control entry into the premises need to be taken.
- b) Upon determining evacuation is necessary, the Chief Fire Warden should:
 - i. Advise the Fire Warden located at affected alarm operation floor to announce emergency message to occupants, assist occupants in evacuation and lead them to appropriate safe areas or protected staircase. The appropriate place of safety is shown on appendix 2, Figure 5, where is an open area.

- c) Upon arrival of the fireman
 - i. The Chief Fire Warden shall handover control of the situation to the FSD Commanding Officer.
 - ii. Brief the Commanding Officer on details of the fire incident.
 - iii. Cooperate and assist the fireman.
- d) Following a fire incident, the Chief Fire Warden should:
 - i. Conduct a debrief to fire safety management staff for review.
 - ii. Report all details to the property management office.
 - iii. Plan for continuous improvement in fire safety aspect of the premises.
- e) The Chief Fire Warden is also responsible for the upkeep of this Manual.

4.2.2 Fire Warden

- a) The Fire Warden should be trained in fire safety and the Chief Fire Warden can carry out the duty of Fire Warden. Under the normal circumstances, the Fire Warden should be the security guard in the caretaker's counter.
- b) In the event of a fire alarm or emergency (notified via the caretaker's counter), the Fire Warden should take the following actions:
 - i. Check or arrange to have the floor checked for any sign of fire.
 - ii. Report to the Chief Fire Warden by using walkie-talkie or other communication system.
 - iii. Initiate fire fighting, but only when it is safe to do so.
 - iv. Ensure clear routes, including EVA route are available for evacuation / fire fighting.
- c) Upon determining evacuation is necessary, the Chief Fire Warden / Fire Warden should take the following actions:
 - i. Respond to the Chief Fire Warden and advise the current situation.
 - ii. Announce emergency broadcast by loudspeaker to the occupants in affected floor.
 - iii. Assist the occupants inside the affected floors in evacuation and lead them to the appropriate safe areas or protected staircases. Assistance should be provided to the mobility impaired, pregnant occupants as well as the elderly and infants.
 - iv. Prevent occupants using the lifts.

4.3 FIRE DRILL

Regular fire drill shall be carried out for the property management staff, security officer and security guard together with the participation of residents annually to familiarize with the emergency procedures. The following are the details of the fire drill plan:

4.3.1 Aim and Objectives of the Fire Drill:

- a) Keep the property management staff, security officer and security guard conversant with the handling methods and procedures when fire occurs, and familiarize with all the emergency evacuation routes.
- b) Keep all residents informed of the appropriate emergency escape routes to evacuate and meet at the assembly points when fire occurs.
- c) Invite officers from Fire Services Department to provide fire-safety seminar after the fire drill to reduce the risk of fire occurrence. At the same time, provide information on how to use the fire extinguisher and hose reel system properly.

4.3.2 Person in Charge of the Fire Drill:

- a) Security officer (Chief Fire Warden)
- b) Security guard (Fire Warden)
- c) Property management staff at the property management office

4.3.2.1 Preparation works:

- a) Invite Fire Services Department to assist on the fire drill and fire-safety course a month in advance.
- b) Post notices to notify residents the date, time, assembling area and the run-down of the fire drill a week in advance.
- c) Arrange the Fire Warden to conduct and complete an inspection for the entire emergency escape routes a day in advance.

4.3.2.2 Example of rundown of the fire drill:

- a) A fire occurs at Flat F of 15/F is simulated by sending an appropriate fire alarm signal to the caretaker's counter. The Fire Warden immediately sets off to investigate the incident. The Fire Warden arrives at the scene within 2.5 min and discovers smoke emanating through the main door of the flat. It is believed that fire occurs in the flat. The security guard knocks the door, shouts, but no one answers.
- b) The Fire Warden then reports to the Chief Fire Warden to contact the emergency departments (Police and Fire Services) and concurrently breaks the "Fire Break Glass" for reporting to the Fire Services Department. The fire alarm also alerts the residents to evacuate from the Development through the emergency evacuation route.
- c) The Chief Fire Warden in the caretaker's counter should immediately report the incident to the property management staff. Before the arrival of Fire Services Department, the Fire Warden should practice the operation of the hose reel system and / or the fire extinguisher (so that he / she may try to extinguish the fire under safe condition in a real fire) and evacuate the residents.
- d) Elderly, children and disabled personnel should be assisted promptly and appropriately. The Fire Warden should cordon off the affected area and offer help to the owners/residents for evacuating the Development to prevent the owners / residents from returning to the Development when fire occurred. Upon arrival of the Fire Services Department, the Chief Fire Warden should report the location of the incident to the Fire Services Department and

they will immediately take charge over the Development. The Chief Fire Warden should assist in guiding the firemen in taking the shortest route to the fire scene.

- e) The Chief Fire Warden should conduct a checking to the emergency vehicular access for ensuring its clearance for the emergency vehicles (e.g. fire engine, police car and ambulance).
- f) In the meantime, the Chief Fire Warden should immediately set up a temporary emergency control centre and assembly points to register residents who have safely evacuated from the Development and provide help in locating their relatives/ friends within the Development. In the Development, the temporary emergency control centre and assembly points to be set (as indicated on plan) as shown in Appendix 2, Figure 5. The Chief Fire Warden will be the temporary chief commander for reporting the latest information of the incident to the property management staff at the property management office.
- g) When the incident is controlled and settled, the Chief Fire Warden and Fire Warden should clearing-up the affected areas and submit a comprehensive incident report to the property management staff at the property management office.

4.3.2.3 After fire drill procedure:

- a) Hold a fire drill evaluation meeting and complete the fire drill report.

5. FIRE ACTION PLAN

5.1 GENERAL

This section includes an emergency evacuation plan for the premises in case of fire incident. The purpose of establishing this plan is to ensure the means of escape in case of fire incident and fire safety measures provided for the occupants are both adequate and reasonable.

5.2 EMERGENCY EVACUATION PLAN

Means of escape for occupants are provided in accordance with the Code of Practice for Fire Safety in Buildings 2011. The emergency evacuation plan is to take into account circumstances of a fire incident to ensure the provided means of escape and fire safety precautionary measures are both adequate and reasonable.

The emergency evacuation plan defines procedures of emergency evacuation under different circumstances for fire safety management staff. The fire safety management staff shall include the Chief Fire Warden (security officer), Fire Warden (security guard) and property management staff.

The Chief Fire Warden is the key decision maker, responding to a fire for emergency incident. He / she must be the person who is in charge for security of the Development. The Fire Warden can be the security guard, fully aware of the roles and actions in the event of a fire incident apart from their normal daily operational duties.

All fire safety management staff involved in responding to a fire incident and assisting in the evacuation process shall be briefed and fully conversant with the evacuation procedures. This understanding will assume occupants can be directed to a place of ultimate safety, minimizing confusion by giving clear directions relating to escape routes. The specific duties of the Chief Fire Warden and Fire Warden have been detailed in Section 3.2.

5.2.1 Response to Alarms

Fire in the Development would be indicated by an alarm signal received in the Fire control centre and caretaker's counter or discovered by Chief Fire Warden / Fire Warden.

All fire signals, except those from the detectors with sounder base at individual flats with open kitchen, received in the Fire control centre will be automatically relayed to the Computerized Fire Alarm Transmission System (CFATS) through direct link. Upon receiving any fire signal, the Fire Warden shall be sent to the affected flat or affected floor to check and confirm whether there is real fire or false alarm.

The response time of Fire Warden upon receipt of a fire alarm signal for the addressable smoke detector should be within 2.5 minutes. If the Fire Warden discovers a fire, he / she shall report it to the Chief Fire Warden immediately by using walkie-talkie or other communication systems and initiate the fire alarm through break glass unit. The Chief Fire Warden shall also report the incident to FSD at the first instance by dialing 999.

After confirming a fire incident, the Chief Fire Warden shall describe the situation of the fire and report injury, if any, to the Fire Services Department. If safe to do so, Fire Warden should attempt to put out the fire using first aid fire fighting equipment (e.g. Portable fire extinguisher or fire hose reel). If the situation is critical, the Fire Warden should prompt the commencement of evacuation of the affected area immediately. The evacuation procedure in Section 4.3 shall be followed.

5.2.2 Assisting the Firemen

After the fire was reported to Chief Fire Warden by the Fire Warden, the Fire Warden shall assist the elderly, children and person with disabilities or others as necessary to escape and try to extinguish the fire by means of hose reel / portable fire extinguishers before the arrival of FSD personnel.

Once the FSD personnel arrived, the Chief Fire Warden should report to the FSD Incident Commander on the exact location of the incident flat units and current evacuation situation. The Chief Fire Warden should assist in guiding the firemen in taking the shortest route to the fire scene to shorten the time taken for the fire service.

All evacuation procedures should be taken over by FSD. The Fire control centre and caretaker's counter shall have detail floor plans available at all times for their information and use. The Chief Fire Warden / Fire Warden shall provide any assistance if necessary.

EVA, firefighting lift, firefighting stair and fire hydrants should be well maintained to improve the extinguishing capability for the fire-fighting operation.

5.3 EVACUATION PROCEDURES IN CASE OF A FIRE IN THE FLAT

All Chief Fire Warden / Fire Warden involved in responding to a fire event and assisting in the evacuation process shall be fully conversant with the evacuation procedures. This understanding will mean that they can dissuade occupants from entering the affected floor and give clear directions relating to routes of escape.

Once a fire alarm signal in the residential floor is received, the whole Development shall be immediately evacuated. Fire signal from local fire alarm of individual flat will not trigger the evacuation procedures unless a fire is discovered or reported.

The residential blocks of the Development has a caretaker's counter attended by security guard (Fire Warden) at all time. In case of a fire occurred at an open kitchen unit, the Fire Warden will receive a signal from the local fire alarm and identify the incident flat through the building alarm panel in his vicinity. The Fire Warden will report to the Chief Fire Warden and request assistance. He / she will immediately set off and take the passenger lift only instead of the fireman lift and reach the relevant open kitchen unit within 2.5 minutes to verify whether it is a false or real fire.

In case of a real fire, the Fire Warden will locate the nearest fire hose reel cabinet and break the break glass unit to activate the alarm. Then, the Fire Warden will report the fire to the Chief Fire Warden by identifying himself / herself clearly, explain the exact location of the fire and describe the situation of the fire and report any injury. Afterwards, the Fire Warden will assist the elderly, children and physical impaired persons for safe evacuation if necessary. The responsibilities of the Fire Warden in case of fire can be summarized as below:

In case of a false alarm:

- a) Inform the Chief Fire Warden that there is a false alarm
- b) Reset the alarm

In case of a real fire:

- a) When a fire is first discovered locate the nearest fire hose reel cabinet and break the "Break Glass unit" to activate the fire alarm.
- b) Report the fire and/ or abnormal smoke to the authority via the emergency hotline (phone number: 999).
- c) Report the incident to the Chief Fire Warden by:
 - i. Identify himself / herself by name clearly

- ii. Explain the exact location of the fire or smoke
- iii. Describe the situation of the fire or smoke and report injury, if any;
- d) Try to extinguish the fire by using the hose reel system and / or the fire extinguisher (under safe condition).
- e) Assist elderly, children and person with disabilities or other as necessary for safe evacuation.

Notes:

- *Always raise the alarm / report back to the caretaker's counter first before attempting to put out the fire.*
- *Before opening any doors in the fire area, check it first; a hot door handle indicates that the fire has spread. The door will not be opened.*
- *In case of fire, lift should not be used.*
- *Always save life first before protecting property.*
- *Always stay low when the area is smoke logged. Smoke is a more lethal killer than fire and the freshest air is found closest to the floor.*
- *The Chief Fire Warden must ensure that the fire pump switch is set to automatic.*

Emergency handling procedures will be worked out by to assist the residents to escape from the Development as follows:

1. When the caretaker's counter receives report of fire from the residents or the fire alarm is activated, the Fire Warden will set off to investigate the incident and arrive at the incident location within 2.5 minutes.
2. After investigation, if fire is confirmed, the Fire Warden should contact the caretaker's counter for informing the exact fire location, contacting the emergency departments and concurrently break the "Fire Break Glass" for reporting to the Fire Services Department. The fire alarm will also alert the residents to evacuate from the Development safely by taking the emergency evacuation route.
3. The Chief Fire Warden in the caretaker's counter should immediately report the incident to the property management staff.
4. Before the arrival of Fire Services Department, the security officer shall be in charge of the evacuation process. The Fire Warden should try to extinguish the fire by using the hose reel system and / or the fire extinguisher (under safe condition) and evacuate the occupants from the Development.
5. Elderly, children and disabled personnel should be assisted promptly and appropriately. The Fire Warden should be present at designated locations and direct the occupants to the evacuation routes such as escape staircases with EXIT indication in an orderly manner. The security guard should also cordon off the affected area and offer help to the residents for evacuating the Development to prevent the residents from returning to the Development when fire occurred.
6. The Fire Warden located on the affected floor shall announce the emergency message in English, Cantonese and Putonghua to occupants by using the pre-recorded hand-held loudspeaker. The content of the message is suggested as "THERE IS A FIRE, PLEASE EVACUATE NOW. PROCEED TO NEAREST ESCAPE STAIRCASE OR EXIT. DO NOT RUN. DO NOT USE ANY LIFTS. THANK YOU"
7. Upon the arrival of the Fire Services Department, the Chief Fire Warden should report the exact location of the incident to Fire Services Department and they will immediately take charge over the Development. The Chief Fire Warden should assist in guiding the firemen in taking the shortest route to the affected area.

8. The Chief Fire Warden should conduct a checking to the emergency vehicular access for ensuring its clearance for the emergency vehicles (e.g. fire engine, police car and ambulance).
9. In the meantime, the Chief Fire Warden should immediately set up a temporary emergency control centre and evacuation assembly points to record owners / residents who safely evacuate from the Development and provide help in locating their relatives / friends within the Development. The Chief Fire Warden will be the temporary chief commander, for reporting the latest information of the incident to the property management staff at the property management office.
10. When the incident is controlled and settled, the Chief Fire Warden should clearing-up the affected areas and complete the incident report to the property management staff of the property management office. At the same time, if any deaths or injuries occurred, the property management staff should activate the related insurance procedure immediately.

APPENDIX 1 – UNDERTAKING LETTER FOR FIRE SAFETY MANAGEMENT PLAN

GREAT HORWOOD LIMITED

23/F., Wheelock House, 20 Pedder Street, Central, Hong Kong

Ref.: TKO112-027L/15

2 December 2015

Buildings Department
12-18/F, Pioneer Centre
750 Nathan Road
Mongkok
Kowloon

Dear Sirs,

**Undertaking Letter for Fire Safety Management Plan
Proposed Residential and Commercial Development at TKOLT 112, Area 65C1,
Tseung Kwan O, N.T.**

In accordance with the submitted Fire Safety Management Plan for open kitchen design under the GBP submission to your office, we would like to undertake that the Fire Safety Management Plan for open kitchen design would be incorporated into the Deed of Mutual Covenant (DMC).

The management of the captioned development will fully recognize the established fire safety strategy and will implement the management procedure as stipulated in the Fire Safety Management Plan.

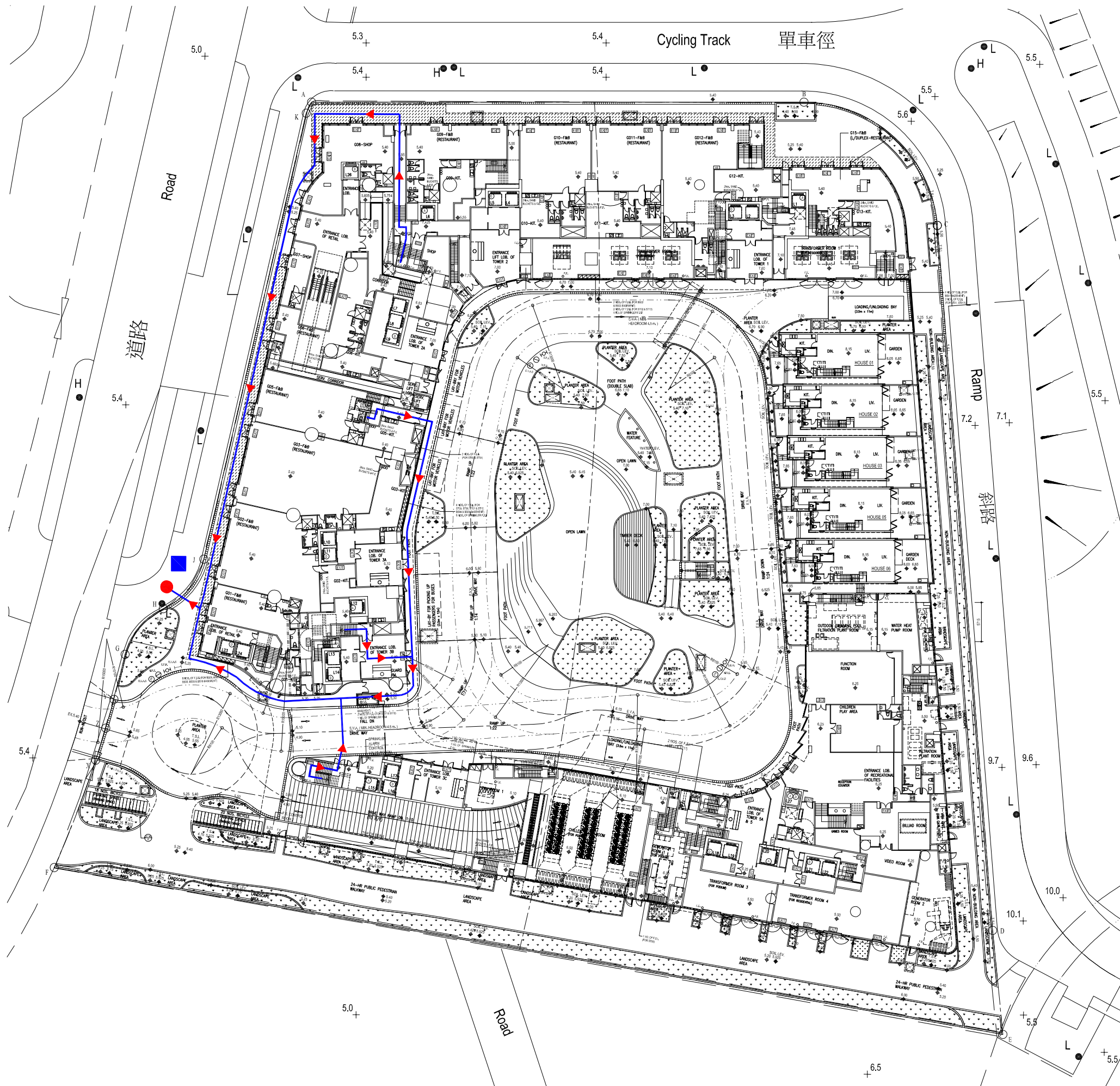
Thank you for your kind attention.

Yours faithfully,
For and on behalf of
GREAT HORWOOD LIMITED



c.c. LWK & Partners (HK) Ltd. - Mr. Truman Chan
Meinhardt (M&E) Ltd. - Mr. Rick Tong

**APPENDIX 2 – GBP WITH EXIT ROUTES, TEMPORARY EMERGENCY CONTROL CENTRE
AND ASSEMBLY POINT**






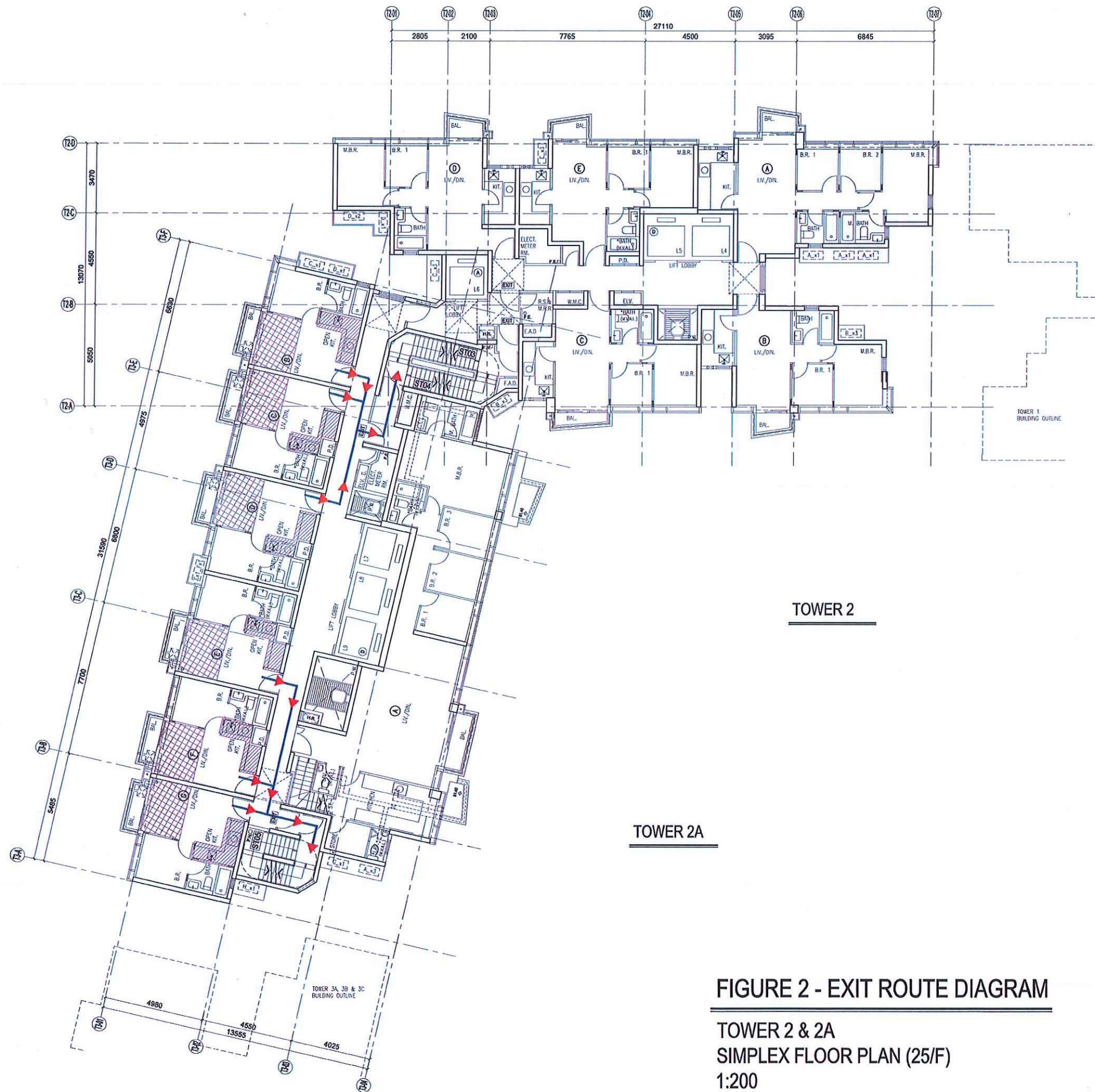
- LEGEND**
-  EXIT ROUTE
 -  ASSEMBLY POINT
 -  TEMPORARY EMERGENCY CONTROL CENTRE

FIGURE 5 - EXIT ROUTE DIAGRAM
 GROUND FLOOR PLAN
 1:600



TOWER 2

TOWER 2A

LEGEND




-  EXIT ROUTE
-  OPEN KITCHEN AREA
-  LIVING AREA

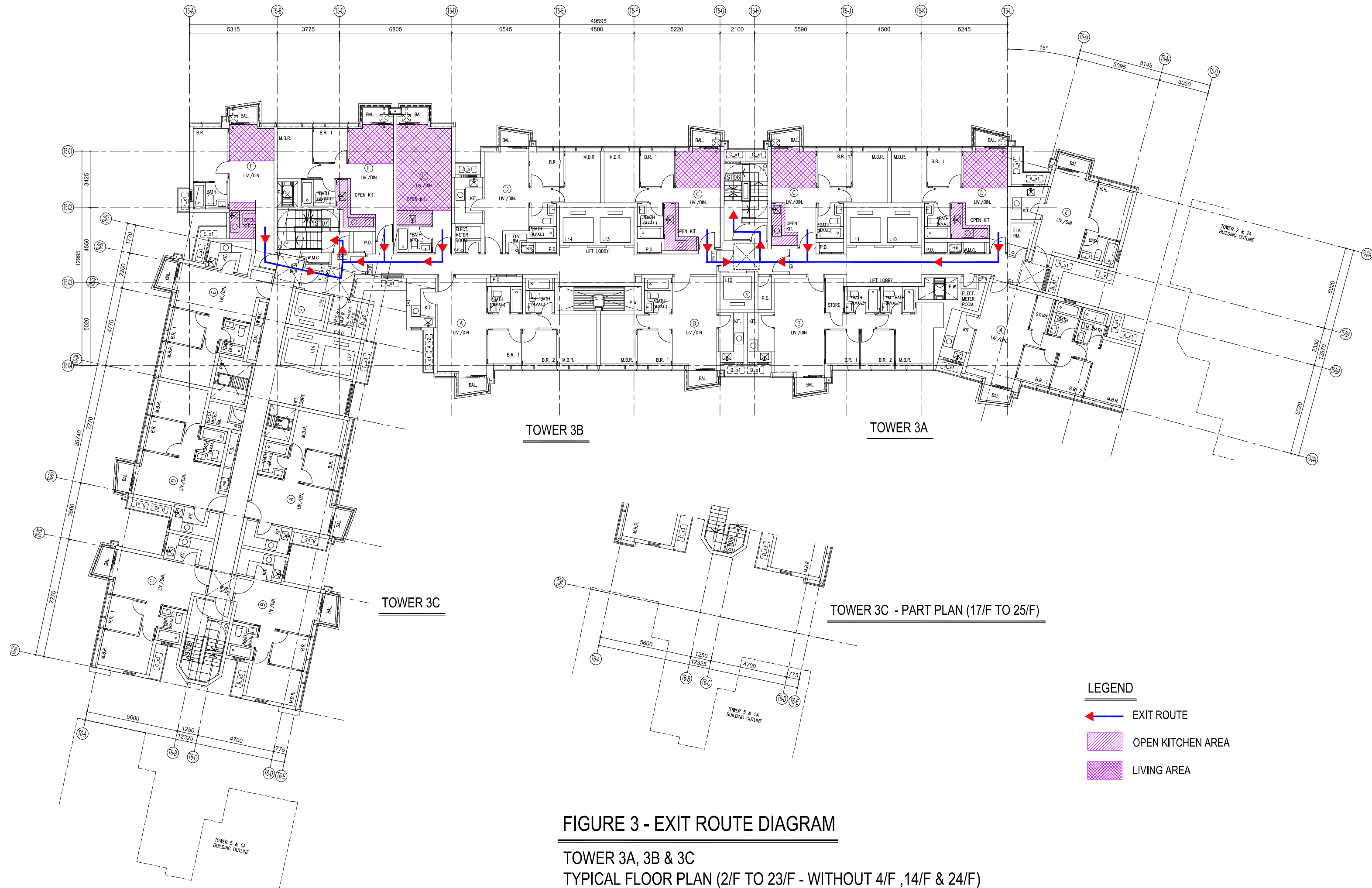
FIGURE 2 - EXIT ROUTE DIAGRAM
TOWER 2 & 2A
 SIMPLEX FLOOR PLAN (25/F)
 1:200



FLAT A & B OF TOWER 2 - PART PLAN (17/F TO 25/F)

FIGURE 1 - EXIT ROUTE DIAGRAM

TOWER 2 & 2A
TYPICAL FLOOR PLAN (2/F TO 23/F - WITHOUT 4/F, 14/F & 24/F)
1:200



TOWER 3B

TOWER 3A

TOWER 3C

TOWER 3C - PART PLAN (17/F TO 25/F)

LEGEND




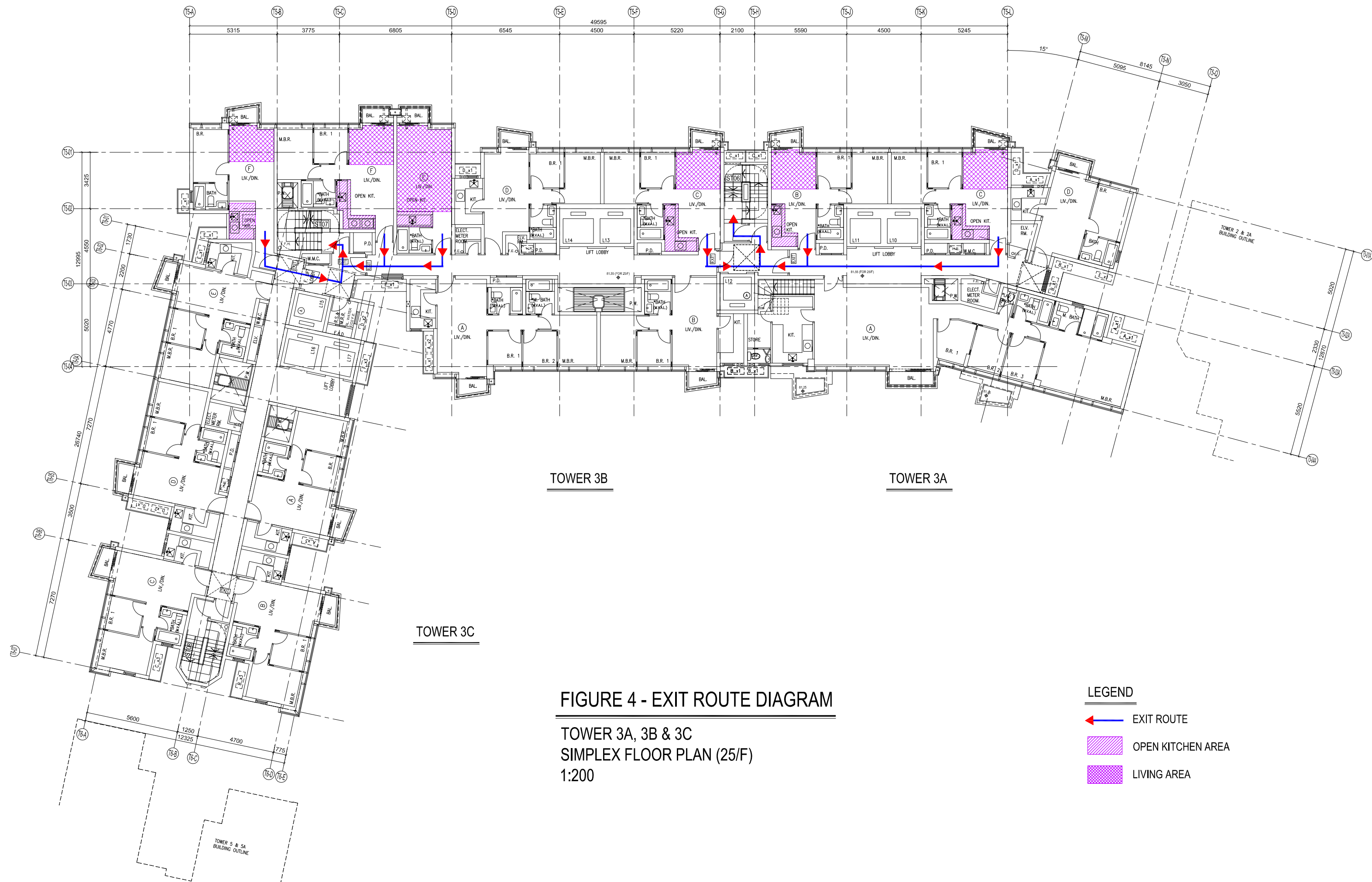
-  EXIT ROUTE
-  OPEN KITCHEN AREA
-  LIVING AREA

FIGURE 3 - EXIT ROUTE DIAGRAM

TOWER 3A, 3B & 3C
 TYPICAL FLOOR PLAN (2/F TO 23/F - WITHOUT 4/F, 14/F & 24/F)
 1:200



TOWER 3B




TOWER 3A

TOWER 3C

FIGURE 4 - EXIT ROUTE DIAGRAM

TOWER 3A, 3B & 3C
SIMPLEX FLOOR PLAN (25/F)
1:200

LEGEND

-  EXIT ROUTE
-  OPEN KITCHEN AREA
-  LIVING AREA

APPENDIX 3 – SAMPLE CHECKLIST ON HOUSEKEEPING

Appendix 3 - Sample Checklist on Housekeeping

Table F1 provides a sample checklist on housekeeping. It provides general guidelines and suggested actions that should be taken for the upkeep of fire safety provisions installed in a building. The list is not exhaustive.

Table F1: Sample Checklist on Housekeeping

Items	Action	Yes	No	N/A	Follow-up Action
1 - Means of Escape					
1.1	Exit routes are free from obstructions at all times.				
1.2	No unauthorized alteration(s) along the exit route.				
1.3	Metal gate or roller shutter is not installed across the exit routes.				
1.4	Doors or gates within common areas are readily openable from the inside without the use of a key.				
1.5	Doors or gates do not swing onto the exit routes reducing the effective width of the exit routes.				
1.6	Fire rated doors are self-closing and be kept closed at all times.				
1.7	Combustible linings are not installed within the exit routes.				
1.8	Adequate lighting is provided for the exit routes and is kept in good condition.				
1.9	Adequate signs are provided along the exit routes.				
1.10	The balustrades and handrails in the required staircases and along the exit routes are maintained in good condition.				
1.11	Any hold-open devices to all fire rated doors are tested for ensuring they are in good condition. (Particular attention is given to check any obstructions nearby the fire rated doors that are held open by hold-open devices in normal times.)				
2.0 - Fire Resisting Construction					
2.1	Fire rated doors for protected lobbies, fireman's lift lobbies, required staircases, plants rooms etc. are kept in good condition including the ironmongeries and glazed panels, if any.				
2.2	Fire rated doors and doors with smoke seal are kept in the closed position.				
2.3	Fire rated doors and doors with smoked seal have not been removed or replaced by doors of lower FRR than the approved ones.				
2.4	No unauthorized alteration(s) have been made to				

Items	Action	Yes	No	N/A	Follow-up Action
	the fire resisting constructions.				
2.5	Fire barriers are kept in good condition and free of unprotected openings. The FRR is maintained.				
2.6	Non-emergency services such as electric cables and similar installations in required staircases are adequately enclosed by fire barriers. The fire barriers are kept in good condition. All access panels are kept in closed position.				
2.7	No unauthorized openings are formed in a protected lobby or required staircase walls.				
2.8	No open penetrations are made through a fixed light.				
2.9	Fire shutters are not obstructed.				
2.10	Vision panels to fire rated doors remain intact.				
2.11	Penetrations within fire barriers are sealed with fire seals or fire stops.				
2.12	No exhaust fans, air-conditioning units or similar installations are installed in a protected lobby or a required staircase.				
2.13	Smoke vents at basement and their outlets are not obstructed / blocked. Basement smoke extraction system is regularly inspected and checked by registered fire services installation contractor.				
3.0 – Access for Firefighting and Rescue					
3.1	Access to fireman's lifts is unimpeded from the street.				
3.2	The walls of fireman's lift lobby are kept in good condition and free of unprotected openings. The FRR is maintained.				
3.3	EVA is free from obstructions and is kept in good condition.				
4.0 – Others					
4.1	No change in Use Classification that may have fire safety implications.				
4.2	If open kitchens are provided, smoke detectors, sprinkler, other active fire safety provisions installed are not obstructed and can function properly. The fire rated wall adjacent to the flat exit door remains intact.				
4.3	Fire safety seminars and fire drills are organized regularly.				

Items	Action	Yes	No	N/A	Follow-up Action
4.4	Electrical installations in the building are inspected and checked by registered electrical contractors regularly.				
4.5	Appropriate fire safety precautionary works are provided when carrying out alterations, additions and repair works ² .				

Notes:

1. N/A means "Not applicable"
2. When carrying out alterations, additions and repair works, appropriate fire safety precautionary works should be provided in accordance with Clause F5.6 or F5.7, as the case may be. Specific checklist should be formulated based on these two clauses for ensuring the fire safety of the occupants.



Meinhardt (M&E) Ltd
邁進機電工程顧問有限公司

10/F Genesis
33-35 Wong Chuk Hang Road
Hong Kong
香港黃竹坑道33-35號
創協坊10樓

Tel 電話: +852 2858 0738
Fax 傳真: +852 2559 1613

mcehk@meinhardt.com.hk
www.meinhardt-china.com
www.meinhardtgroup.com

SEALED with the Common Seal)
of the First Owner and SIGNED)
by)
)
)
)
as duly authorised by resolution of the)
board whose signature(s) is/are)
verified by :-)

[SIGNED SEALED and DELIVERED by)
the Second Owner (Holder of Hong)
Kong Identity Card No.[])
in the presence of :-)

INTERPRETED to the Second Owner by:-]

[SEALED with the Common Seal)
of the Second Owner and SIGNED)
by)
)
)
as duly authorised by resolution of the)
board of directors whose signature(s) is/are)
verified by/in the presence of :-)]

SEALED with the Common Seal)
of the Management Company and)
SIGNED by)
)
)
whose signature(s) is/are verified by :-)

[SIGNED SEALED and DELIVERED by)
)
)
the lawful attorney(s) of the Mortgagee)
whose signature(s) is/are verified by :-)]