

Dated the _____ day of _____ 20

LIGHT TIME INVESTMENTS LIMITED

as the First Owner

and

[_____]

as the Phase 2C(2) First Assignee

and

[_____]

as the DMC Manager

SUB-DEED OF MUTUAL COVENANT

in respect of

**THE REMAINING PORTION OF TAI PO TOWN LOT
NO. 253**

(PHASE 2C(2) OF SAI SHA RESIDENCES)



PSYC/AFK/17543354

THIS SUB-DEED is made the _____ day of _____

BETWEEN

- (1) **LIGHT TIME INVESTMENTS LIMITED (光時投資有限公司)** whose registered office is situate at 45th Floor, Sun Hung Kai Centre, 30 Harbour Road, 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 “**Phase 2C(2) First Assignee**” which expression shall where the context so admits include his executors, administrators and assigns) of the second part; and
- (3) [] whose registered office is situate at [] (hereinafter called the “**DMC Manager**”, as defined in the **Principal Deed** (as hereinafter defined)) of the third part.

WHEREAS:-

- (A) This Sub-Deed is supplemental to the Principal Deed of Mutual Covenant and Management Agreement registered in the Land Registry by Memorial No.25120901900088 (the “**Principal Deed**”).
- (B) Immediately prior to the Assignment to the Phase 2C(2) First Assignee hereinafter referred to the First Owner is the registered owner of and entitled to All Those 240,877 equal undivided 3,000,000th parts or shares of and in the **Land** (as defined in the Principal Deed) and of and in the **Development** (as defined in the Principal Deed) Together with the sole and exclusive right and privilege to hold use occupy and enjoy the whole of **Phase 2C(2)** (as hereinafter defined) subject to and with the benefit of the **Government Grant** (as defined in the Principal Deed) and the Principal Deed.
- (C) For the purpose of sale, All Those 240,877 equal undivided 3,000,000th parts or shares referred to in recital (B) are sub-allocated to the various parts of Phase 2C(2) in the manner set out in the Schedule hereto.
- (D) By an Assignment bearing even date herewith and made between the First Owner of the one part and the Phase 2C(2) First Assignee of the other part, in consideration therein expressed the First Owner assigned unto the Phase 2C(2) First Assignee All Those [] equal undivided 3,000,000th parts or shares of and in the Land and the Development together with the sole and exclusive right to hold use occupy and enjoy All [That/Those] [] of Phase 2C(2) (the “**Phase 2C(2) First Assignee’s Unit**”) subject to and together with the benefit of the Principal Deed and in particular, the rights, privileges and easements specified in Second Schedule to the Principal Deed to hold the same unto the Phase 2C(2) First Assignee absolutely subject to the Government Grant, the Principal Deed and this Sub-Deed.

- (E) The parties hereto have agreed to enter into this Sub-Deed in the manner hereinafter appearing.
- (F) The Director of Lands has given its approval to this Sub-Deed in accordance with Special Condition No. (24)(a) of the Government Grant.

NOW THIS SUB-DEED WITNESSETH as follows:-

SECTION 1: DEFINITIONS AND INTERPRETATION

1. Definitions

- (a) Expressions used in this Sub-Deed shall (unless otherwise specifically defined or re-defined herein) have the meanings defined in the Principal Deed.
- (b) In this Sub-Deed the following expressions shall have the following meanings except where the context otherwise permits or requires:-

“Area for Air-conditioning within Phase 2C(2)”

means the Area for Air-conditioning which are located within Phase 2C(2) which are for identification purpose shown coloured Orange on the Sub-Deed Plans and/or the plan(s) annexed to any Sub-Sub-Deed(s);

“Common Areas and Facilities within Phase 2C(2)”

means collectively the Development Common Areas and Facilities within Phase 2C(2), the Residential Common Areas and Facilities within Phase 2C(2), the Residential Carpark Common Areas and Facilities within Phase 2C(2) and all those parts and such of the facilities of Phase 2C(2) designated as common areas and facilities in any other Sub-Deed(s) or Sub-Sub-Deed(s);

“Development Common Areas and Facilities within Phase 2C(2)”

means those parts of the Common Areas and Facilities within Phase 2C(2) and includes:-

- (a) (i) exhaust pipe duct(s) of emergency generator; and
- (ii) to the extent not specifically provided in sub-paragraph (i) above, such other parts of Phase 2C(2):-
- (A) covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance; and/or
- (B) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management

Ordinance;

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Green on the Sub-Deed Plans; and

- (b) such other areas, apparatus, devices, systems and facilities of and in Phase 2C(2) as may from time to time be designated as the Development Common Areas and Facilities within Phase 2C(2) in accordance with this Sub-Deed or any Sub-Sub-Deed(s)

but excluding:-

- (i) the Residential Common Areas and Facilities within Phase 2C(2) and the Residential Carpark Common Areas and Facilities within Phase 2C(2); and
- (ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

“Greenery Areas with Common Access within Phase 2C(2)”

means the Greenery Areas with Common Access which are located within Phase 2C(2) which are for identification purpose shown coloured Brown on the Sub-Deed Plans and/or the plan(s) annexed to any Sub-Sub-Deed(s);

“Kitchen Wall within Phase 2C(2)”

means the full height wall having an fire resistance rating of not less than - /30/30 (if any) adjacent to the exit door of a Residential Unit within Phase 2C(2) with open kitchen which is respectively shown and coloured Violet on the Sub-Deed Plans;

“Non-enclosed Areas within Phase 2C(2)”

means collectively:-

- (a) the balconies of the Residential Units within Phase 2C(2) which are for the purposes of identification only shown coloured Light Indigo on the Sub-Deed Plans and the covered areas underneath the said balconies;
- (b) the utility platforms of the Residential Units within Phase 2C(2) which are for the purposes of identification only shown coloured Light Yellow on the Sub-Deed Plans and the covered areas underneath the said utility platforms; and
- (c) the Area for Air-conditioning within Phase 2C(2) which are for the purposes of identification only shown coloured Orange on the Sub-

Deed Plans and the covered areas underneath the said Area for Air-conditioning within Phase 2C(2);

“Phase 2C(2)”

means Phase 2C(2) of the Development as demarcated in the Building Plans comprising Emerald Avenue Tower 1 and Emerald Avenue Tower 2, podium floors, 522 Residential Units, 3 Residential Car Parking Spaces (which are located on the Lower Ground Floor and (insofar as they are capable of being shown on plans) for the purposes of identification only shown on the Sub-Deed Plans (drawing nos. DMC-2C(2)-02 and DMC-2C(2)-02-1)) and the Common Areas and Facilities within Phase 2C(2);

“Recreational Areas and Facilities within Phase 2C(2)”

means the Recreational Areas and Facilities which are located within Phase 2C(2) which are for identification purpose shown coloured Red Cross-Hatched Black on the Sub-Deed Plans and/or the plan(s) annexed to any Sub-Sub-Deed(s);

“Residential Carpark Common Areas and Facilities within Phase 2C(2)”

means those parts of the Common Areas and Facilities within Phase 2C(2) and includes:-

- (a) (i) the Common EV Facilities, all the driveways, circulation and manoeuvring spaces, passages, corridors, ramps and staircases within Phase 2C(2) which are intended for the common use and benefit of the Carpark as a whole;
- (ii) such other areas, apparatus, devices, systems and facilities of and in the Development and within Phase 2C(2) intended for the common use and benefit of the Carpark as a whole;
- (iii) to the extent not specifically provided in sub-paragraphs (i) and (ii) above, such other parts of Phase 2C(2):-
 - (A) covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance; and/or
 - (B) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance;

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow on the Sub-Deed Plans; and

- (b) such other areas, apparatus, devices, systems and facilities of and in Phase 2C(2) as may from time to time be designated as the Residential Carpark Common Areas and Facilities within Phase 2C(2) in accordance with this Sub-Deed or any Sub-Sub-Deed(s)

but excluding:-

- (i) the Development Common Areas and Facilities within Phase 2C(2) and the Residential Common Areas and Facilities within Phase 2C(2); and
- (ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

“Residential Common Areas and Facilities within Phase 2C(2)”

means those parts of the Common Areas and Facilities within Phase 2C(2) and includes:-

- (a) (i) the Curtain Wall (excluding all windows forming part of the Residential Units), external walls (including non-structural prefabricated external walls which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown in Indigo dotted lines and marked “Non-structural Prefabricated External Wall” on the Sub-Deed Plans), external wall finishes, glass parapet walls, architectural features, top of canopies of balconies, top of canopies of utility platforms, top of canopies of areas for air-conditioning and surfaces of the Residential Accommodation;
- (ii) the Greenery Areas with Common Access within Phase 2C(2), the Recreational Areas and Facilities within Phase 2C(2), cast-in anchors for anchoring of fall-arresting-devices by workers, covered landscaped areas (for the purpose of identification only shown coloured Red Hatched Brown on the Sub-Deed Plans), covered walkway (for the purpose of identification only shown coloured Red Hatched Indigo on the Sub-Deed Plans) and such of the passages, the Residential Loading and Unloading Spaces within Phase 2C(2), the Visitor Parking Spaces within Phase 2C(2), common corridors and lift lobbies, entrances, landings, entrance lobbies, hose reels, structural walls, stairways, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, electrical cabinet, electrical ducts, electrical rooms, electrical meter cabinet, extra low voltage ducts, emergency generator room, fire services & sprinkler pump room, fire services pump rooms, fireman’s lift lobbies, fan room, portable and flushing water tank, flushing

water tank, filtration plant room, lavatories for watchman and management staff, pipe ducts (P.D.), potable water tank, potable and flushing water pump room, sewage pump room, sewage water tank, refuse storage and material recovery rooms, fire service control valve rooms, switch rooms, telecommunication ducts, water meter cabinet, wider common corridors and lift lobbies (for the purpose of identification only marked "Wider Common Corridors and Lift Lobbies" on the Sub-Deed Plans and shown coloured Red Hatched Black), roofs and flat roofs not forming parts of Residential Units, and such of the lifts, lift shafts, firemen's lifts, lighting, drains, channels, sewers, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or flushing water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, permanent artificial lighting at staircases and the backup automatic activated emergency lighting system;

- (iii) such other areas, apparatus, devices, systems and facilities of and in the Residential Accommodation within Phase 2C(2) intended for the common use and benefit of the Owners, residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees,
- (iv) to the extent not specifically provided in sub-paragraphs (i) to (iii) above, such other parts of Phase 2C(2):-
 - (A) covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and/or
 - (B) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance;

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Red, Red Cross-Hatched Black, Red Hatched Black, Red Hatched Brown, Red Hatched Indigo and Indigo dotted lines on the Sub-Deed Plans; and

- (b) such other areas, apparatus, devices, systems and facilities of and in Phase 2C(2) as may from time to time be designated as the Residential Common Areas and Facilities within Phase 2C(2) in accordance with this

Sub-Deed or any Sub-Sub-Deed(s)

but excluding:-

- (i) the Development Common Areas and Facilities within Phase 2C(2) and the Residential Carpark Common Areas and Facilities within Phase 2C(2); and
- (ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

“Residential Loading and Unloading Spaces within Phase 2C(2)”

means the Residential Loading and Unloading Spaces which are located within Phase 2C(2) which are located on the G1 Floor and for the purposes of identification only shown coloured Red and marked with “e” on the Sub-Deed Plans (drawing no. DMC-2C(2)-03 and DMC-2C(2)-03-1);

“Visitor Parking Spaces within Phase 2C(2)”

means the Visitor Parking Spaces which are located within Phase 2C(2) which are located on the G1 Floor and for the purposes of identification only shown coloured Red and marked with “f” on the Sub-Deed Plans (drawing nos. DMC-2C(2)-03 and DMC-2C(2)-03-1);

“Sub-Deed Plans”

means the plans certified as to their accuracy by the Authorized Person annexed to this Sub-Deed for identifying various parts of Phase 2C(2) (including without limitation the Common Areas and Facilities within Phase 2C(2)); and

“Sub-Sub-Deed”

means a Sub-Sub-Deed of Mutual Covenant to be entered into between the First Owner and another co-owner or owners of Phase 2C(2) setting forth the rights and obligations of any component part of Phase 2C(2) and “**Sub-Sub-Deeds**” shall be construed accordingly.

2. **Interpretation**

- (a) In this Sub-Deed (if the context permits or requires) words importing the singular number only shall include the plural number and vice versa and words importing the masculine gender only shall include the feminine gender and the neuter and vice versa and words importing persons shall include corporations and vice versa.
- (b) References to any ordinance or statutory provisions shall include or mean any statutory amendments, modifications or re-enactments thereof from time to time being in force.

- (c) In this Sub-Deed, unless the context requires otherwise, any reference to a Clause or Section or Schedule is a reference to the Clause or Section or Schedule to this Sub-Deed.

SECTION 2: OPERATIVE PART

3. Grant of rights to the First Owner

- (a) The First Owner shall at all times hereafter, subject to and with the benefit of the Government Grant, have the sole and exclusive right and privilege to hold, use, occupy and enjoy to the exclusion of the Phase 2C(2) First Assignee the whole of Phase 2C(2) together with the appurtenances thereto and the entire rents and profits thereof SAVE AND EXCEPT the Phase 2C(2) First Assignee's Unit and the Common Areas and Facilities within Phase 2C(2) and SUBJECT TO the rights and privileges granted to the Phase 2C(2) First Assignee by the aforesaid Assignment and SUBJECT TO the provisions of the Principal Deed, the Deed of Mutual Grant and this Sub-Deed.
- (b) The First Owner shall at all times hereafter, subject to and with the benefit of the Government Grant, have the right without the necessity of making any Owner entitled to the exclusive use occupation and enjoyment of any part or parts of the Land or the Development within Phase 2C(2) a party thereto to enter into Sub-Sub-Deed(s) in respect of the First Owner's Premises PROVIDED THAT such Sub-Sub-Deed(s) shall not conflict with the provisions of the Principal Deed, the Deed of Mutual Grant and this Sub-Deed nor affect the rights, interests or obligations of the other Owners bound by any other previous Sub-Sub-Deed(s) and shall be subject to the approval of the Director, unless otherwise waived.

4. Grant of rights to the Phase 2C(2) First Assignee

The Phase 2C(2) First Assignee shall at all times hereafter, subject to and with the benefit of the Government Grant, the Principal Deed, the Deed of Mutual Grant and this Sub-Deed, have the full and exclusive right and privilege to hold, use, occupy and enjoy to the exclusion of the First Owner the Phase 2C(2) First Assignee's Unit by the said Assignment together with the appurtenances thereto and the entire rents and profits thereof.

5. Right of Owners to assign without reference to other Owners

- (a) Every Owner of Phase 2C(2) shall have the full right and liberty without reference to any other Owner or any person who may be interested in any other Undivided Share(s) in any way whatsoever and without the necessity of making such other Owner or such person a party to the transaction to sell,

assign, mortgage, charge, lease, license or otherwise dispose of or deal with his Undivided Share(s) or interest of and in the Land and the Development together with the sole and exclusive right and privilege to hold, use, occupy and enjoy such part(s) of the Development which may be held therewith PROVIDED THAT any such transaction shall be expressly subject to and with the benefit of the Principal Deed, the Deed of Mutual Grant and this Sub-Deed.

- (b) Each Undivided Share and the sole and exclusive right and privilege to hold, use, occupy and enjoy any part of Phase 2C(2) shall be held by the Owner from time to time of such Undivided Share subject to and with the benefit of the easements, rights, privileges and obligations, and the covenants and provisions contained in this Sub-Deed, the Principal Deed (including the Second Schedule thereto) and the Deed of Mutual Grant.
- (c) The Owner or Owners for the time being of each Undivided Share allocated to any part of Phase 2C(2) shall at all times hereafter be bound by and shall observe and perform the covenants, provisions and restrictions contained in this Sub-Deed and the Principal Deed (including the Third Schedule thereto) and such Owner shall comply with the House Rules from time to time in force so far as the same are binding on such Owner.

6. Right of Owners to occupy not to be dealt with separately from Undivided Shares

- (a) The sole and exclusive right and privilege to hold, use, occupy and enjoy any part of Phase 2C(2) 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, subject to the Government Grant, do not extend to any lease, tenancy or licence with a term not exceeding ten (10) years.
- (b) The right to the exclusive use, occupation and enjoyment of balcony, utility platform, Area for Air-conditioning within Phase 2C(2), flat roof, roof, garden or stairhood specifically assigned by the First Owner shall not be sold, assigned, mortgaged, charged, leased or otherwise dealt with separately from the Residential Unit within Phase 2C(2) with which such balcony, utility platform, Area for Air-conditioning within Phase 2C(2), flat roof, roof, garden or stairhood is held.

7. Common Areas and Facilities within Phase 2C(2)

- (a) The Common Areas and Facilities within Phase 2C(2) shall form part of the Common Areas and Facilities.
- (b) The Development Common Areas and Facilities within Phase 2C(2) shall form part of the Development Common Areas and Facilities.
- (c) The Residential Common Areas and Facilities within Phase 2C(2) shall form part

of the Residential Common Areas and Facilities.

- (d) The Residential Carpark Common Areas and Facilities within Phase 2C(2) shall form part of the Residential Carpark Common Areas and Facilities.
- (e) The Recreational Areas and Facilities within Phase 2C(2) shall form part of the Recreational Areas and Facilities.

8. Annual budget

For the avoidance of doubt, upon the execution of this Sub-Deed:-

- (a) the first part of the annual budget referred in Clause 4.6(a) of the Principal Deed shall cover as well all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Development Common Areas and Facilities within Phase 2C(2);
- (b) the second part of the annual budget referred in Clause 4.6(b) of the Principal Deed shall cover as well all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Common Areas and Facilities within Phase 2C(2); and
- (c) the third part of the annual budget referred in Clause 4.6(c) of the Principal Deed shall cover as well all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Carpark Common Areas and Facilities within Phase 2C(2).

9. Application of the Principal Deed

All the covenants provisions terms stipulations and agreements in the Principal Deed and in particular the powers of the Manager contained in the Principal Deed and the obligation to pay management expenses and other payments and deposits shall apply and take effect and be binding on the parties hereto as if the same had been specifically set out in this Sub-Deed in full. In the event that any of the provisions of this Sub-Deed shall be inconsistent and shall conflict with the Principal Deed, the provisions of the Principal Deed shall prevail.

10. Assignment of Common Areas and Facilities within Phase 2C(2)

- (a) Upon execution of this Sub-Deed, the First Owner shall assign to and vest in the Manager free of costs or consideration as trustee for all Owners for the time being the whole of the Undivided Shares allocated to the Common Areas and Facilities within Phase 2C(2) together with the Common Areas and Facilities within Phase 2C(2) subject to and with the benefit of the Government Grant, the Principal Deed and this Sub-Deed.

- (b) Such Undivided Shares together with the right to hold, use, occupy and enjoy the Common Areas and Facilities within Phase 2C(2) shall be held by the Manager on trust for the benefit of all the Owners for the time being and in the event the Manager shall resign or be dismissed or wound up or a receiving order made against it and another manager appointed in its stead in accordance with the Principal Deed, then the Manager or the liquidator or the receiver (as the case may be) shall assign free of costs or consideration such Undivided Shares together with the Common Areas and Facilities within Phase 2C(2) to the new manager upon the same trust PROVIDED THAT if an Owners' Corporation is formed it may require the Manager for the time being or its liquidator or receiver (as the case may be) to assign such Undivided Shares and transfer the management responsibility to it free of costs or consideration and in which event the Manager shall assign free of costs or consideration the Undivided Shares allocated to the Common Areas and Facilities within Phase 2C(2) together with the Common Areas and Facilities within Phase 2C(2) and transfer free of costs or consideration the management responsibility to the Owners' Corporation which shall hold such Undivided Shares on trust for the benefit of all the Owners for the time being.

11. Recreational Areas and Facilities within Phase 2C(2)

The Recreational Areas and Facilities within Phase 2C(2) shall form part of the Recreational Areas and Facilities. All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Recreational Areas and Facilities shall apply to the Recreational Areas and Facilities within Phase 2C(2).

12. Residential Loading and Unloading Spaces within Phase 2C(2)

The Residential Loading and Unloading Spaces within Phase 2C(2) shall form part of the Residential Loading and Unloading Spaces. All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Residential Loading and Unloading Spaces shall apply to the Residential Loading and Unloading Spaces within Phase 2C(2).

13. Visitor Parking Spaces within Phase 2C(2)

The Visitor Parking Spaces within Phase 2C(2) shall form part of the Visitor Parking Spaces. All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Visitor Parking Spaces shall apply to the Visitor Parking Spaces within Phase 2C(2).

14. Greenery Areas with Common Access within Phase 2C(2)

The Greenery Areas with Common Access within Phase 2C(2) shall form part of the Greenery Areas with Common Access. All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Greenery Areas with

Common Access shall apply to the Greenery Areas with Common Access within Phase 2C(2).

15. Kitchen Wall within Phase 2C(2)

The Kitchen Wall within Phase 2C(2) shall form part of the Kitchen Wall. All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Kitchen Wall shall apply to the Kitchen Wall within Phase 2C(2).

16. Non-enclosed Areas within Phase 2C(2)

The Non-enclosed Areas within Phase 2C(2) shall form part of the Non-enclosed Areas. All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Non-enclosed Areas shall apply to the Non-enclosed Areas within Phase 2C(2).

17. The Building Management Ordinance

No provision in this Sub-Deed shall contradict, overrule or fail to comply with the provisions of the Building Management Ordinance and the Schedules thereto.

18. Compliance with the Government Grant

- (a) Nothing in this Sub-Deed conflicts with or is in breach of the conditions of the Government Grant. If any provision contained in this Sub-Deed conflicts with the Government Grant, the Government Grant shall prevail.
- (b) All Owners of Phase 2C(2) (including the First Owner) and the Manager covenant with each other to comply with the conditions of the Government Grant so long as they remain as Owners of Phase 2C(2) or (as the case may be) the Manager. The covenants and provisions of this Sub-Deed are binding on all Owners of Phase 2C(2) and the benefit and burden thereof are annexed to the Land and the Development and to the Undivided Share(s) in respect thereof.

19. Chinese translation

The First Owner shall at its own costs and expenses provide a direct translation in Chinese of this Sub-Deed and deposit a copy of this Sub-Deed and its Chinese translation at the management office of the Development within one month after the date of this Sub-Deed. Copies of this Sub-Deed and its Chinese translation shall be made available for inspection by all Owners free of costs at the management office of the Development. A copy of this Sub-Deed or its Chinese translation or both shall be supplied by the Manager to an Owner on request and upon payment of a reasonable charge. All charges received shall be credited to the Special Fund. In the event of dispute as to the effect or construction of this Sub-Deed and its Chinese translation, the English text of this Sub-Deed shall prevail.

20. Plans of Common Areas and Facilities within Phase 2C(2)

A set of the Sub-Deed Plans annexed hereto showing the Common Areas and Facilities within Phase 2C(2) shall be kept at the management office of the Development for inspection by the Owners during normal office hours free of costs and charges.

21. Sub-Deed binding on executors, etc.

The covenants and provisions of this Sub-Deed shall be binding on the parties hereto and their respective executors, administrators, successors in title and assigns and the benefit and burden thereof shall be annexed to the Units within Phase 2C(2) and the Common Areas and Facilities within Phase 2C(2) and to the Undivided Share or Shares held therewith.

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

THE SCHEDULE

Allocation of Undivided Shares

Section 1: Summary

<u>Description</u>	<u>Undivided Shares</u>
Phase 2C(2)	
(a) Residential Units	240,702
(b) Residential Car Parking Spaces	
3 Residential Car Parking Spaces <i>(25 Undivided Shares each)</i>	75
(c) Common Areas and Facilities within Phase 2C(2)	100
Total for Phase 2C(2):	<u><u>240,877</u></u>

Section 2: Allocation of Undivided Shares to each Residential Unit

1. Emerald Avenue Tower 1

Floor	Flat	Note	No. of Undivided Shares	
			Each Flat	Sub-Total
G1/F	A	4	845	845
	B	4	502	502
	C	4	526	526
	D	4	508	508
	E	4	504	504
	F	4	946	946
G2/F	A	1	617	617
	B	1	376	376
	C	1	395	395
	D	1	383	383
	E	1	376	376
	F	1	693	693
1/F	A	1	618	618
	B	1	376	376
	C	1	395	395
	D	1	383	383
	E	1	376	376
	F	1	693	693
	G	2	416	416
	H	2	538	538
	J	2	431	431
2/F – 31/F (25 storeys)	A	1	618	15,450
	B	1	376	9,400
	C	1	395	9,875
	D	1	383	9,575
	E	1	376	9,400
	F	1	693	17,325
	G	1	384	9,600
	H	1	445	11,125
	J	1	386	9,650
32/F	A	1	618	618
	B	1	376	376
	C	1	395	395
	D	1	383	383
	E	1	376	376
	F	1	693	693
	G	1	384	384
	H	1	445	445
	J	1	385	385
33/F	A	1	618	618
	B	1	377	377
	C	2	716	716

35/F	E	1	376	376
	F	1	693	693
	G	1	384	384
	H	1	445	445
	J	1	385	385
	A	3	1,026	1,026
	B	3	904	904
	C	3	1,281	1,281
	D	3	1,094	1,094
Total:				124,651

Remark: No 4/F, 13/F, 14/F, 24/F and 34/F. 17/F is refuge floor.

Note 1: means including the balcony, utility platform and area for air-conditioning thereof.

Note 2: means including the flat roof(s) adjacent thereto.

Note 3: means including the flat roof(s) adjacent thereto and the roof(s) thereabove.

Note 4: means including the garden(s) thereof.

2. Emerald Avenue Tower 2

Floor	Flat	Note	No. of Undivided Shares	
			Each Flat	Sub-Total
1/F	A	2	655	655
	B	2	521	521
	C	2	487	487
	D	2	420	420
	E	2	400	400
	F	2	808	808
	G	2	422	422
	H	2	538	538
	J	2	423	423
2/F – 31/F (25 storeys)	A	1	476	11,900
	B	1	472	11,800
	C	1	396	9,900
	D	1	383	9,575
	E	1	376	9,400
	F	1	649	16,225
	G	1	384	9,600
	H	1	446	11,150
	J	1	386	9,650
32/F	A	1	476	476
	B	1	472	472
	C	1	396	396
	D	1	383	383
	E	1	376	376
	F	1	649	649
	G	1	384	384
	H	1	446	446
	J	1	385	385
33/F	A	1	476	476
	B	1	473	473
	C	2	718	718
	E	1	376	376
	F	1	649	649
	G	1	384	384
	H	1	446	446
	J	1	386	386
35/F	A	3	1,039	1,039
	B	3	904	904
	C	3	1,265	1,265
	D	3	1,094	1,094
Total:				116,051

Remark: No 4/F, 13/F, 14/F, 24/F and 34/F. 17/F is refuge floor.

Note 1: means including the balcony, utility platform and area for air-conditioning thereof.

Note 2: means including the flat roof(s) adjacent thereto.

Note 3: means including the flat roof(s) adjacent thereto and the roof(s) thereabove.

The First Owner

EXECUTED as a deed and **SEALED** with)
the Common Seal of the **First Owner** in)
accordance with the articles of)
association and **SIGNED** by)
)
)
)
duly authorised by a board resolution of)
its directors whose signature(s) is/are)
verified by:-)

Phase 2C(2) First Assignee

[Where the Phase 2C(2) First Assignee is an individual(s)]

SIGNED, SEALED and DELIVERED by the)
Phase 2C(2) First Assignee (Holder(s) of)
[] in the presence of:-)
)

INTERPRETED to the Phase 2C(2) First Assignee by:-

[OR where the Phase 2C(2) First Assignee adopts common seal]

EXECUTED as a deed and **SEALED** with)
the Common Seal of the **Phase 2C(2)**)
First Assignee in accordance with the)
articles of association and **SIGNED** by)
)
)
)
duly authorised by a board resolution of)
its directors [in the presence of / whose)
signature(s) is/are verified by]:-)

[OR where the Phase 2C(2) First Assignee does not adopt common seal]

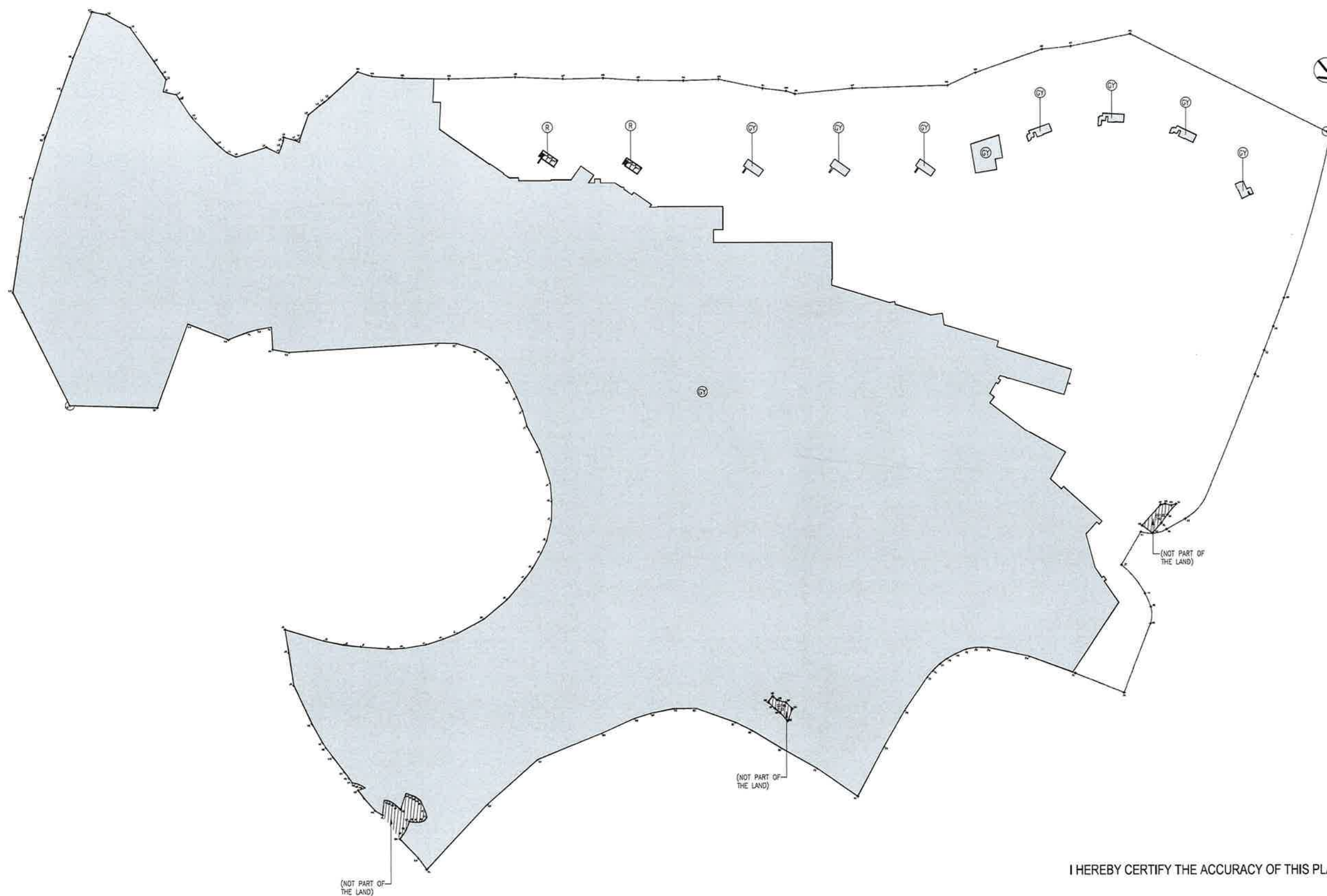
SIGNED as a deed by)
)
)
)
duly authorized for and on behalf of the)
Phase 2C(2) First Assignee in the)
presence of:-)

The DMC Manager

EXECUTED as a deed and **SEALED** with)
the Common Seal of the **DMC Manager**)
in accordance with the articles of)
association and **SIGNED** by)
)
)
)
)
duly authorised by a board resolution of)
its directors whose signature(s) is/are)
verified by :-)

COLOUR LEGEND

- (GY) OTHER PHASE(S)
- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)



NUMBER / 號	DATE / 日期	AMENDMENT / 修訂
C	12/08/2026	4TH ISSUE
B	27/07/2026	3RD ISSUE
A	15/06/2026	2ND ISSUE
-	13/04/2026	1ST ISSUE



PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO,
NEW TERRITORIES, HONG KONG
SITE B - T.P.T.L. 253 RP

DRAWING / 圖名
PHASE 2C(2) SUB - DMC PLAN
BASEMENT 1 FLOOR

SCALE / 比例	JOB NUMBER / 工程編號
1 : 2000 A3	55528
DATE / 日期	DRAWING NUMBER / 圖號
JUL 2022	DMC-2C(2)-01
- A B C	

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審批
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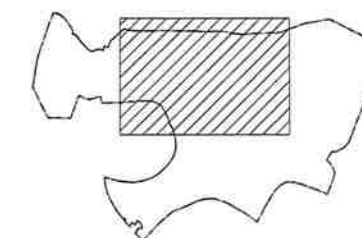
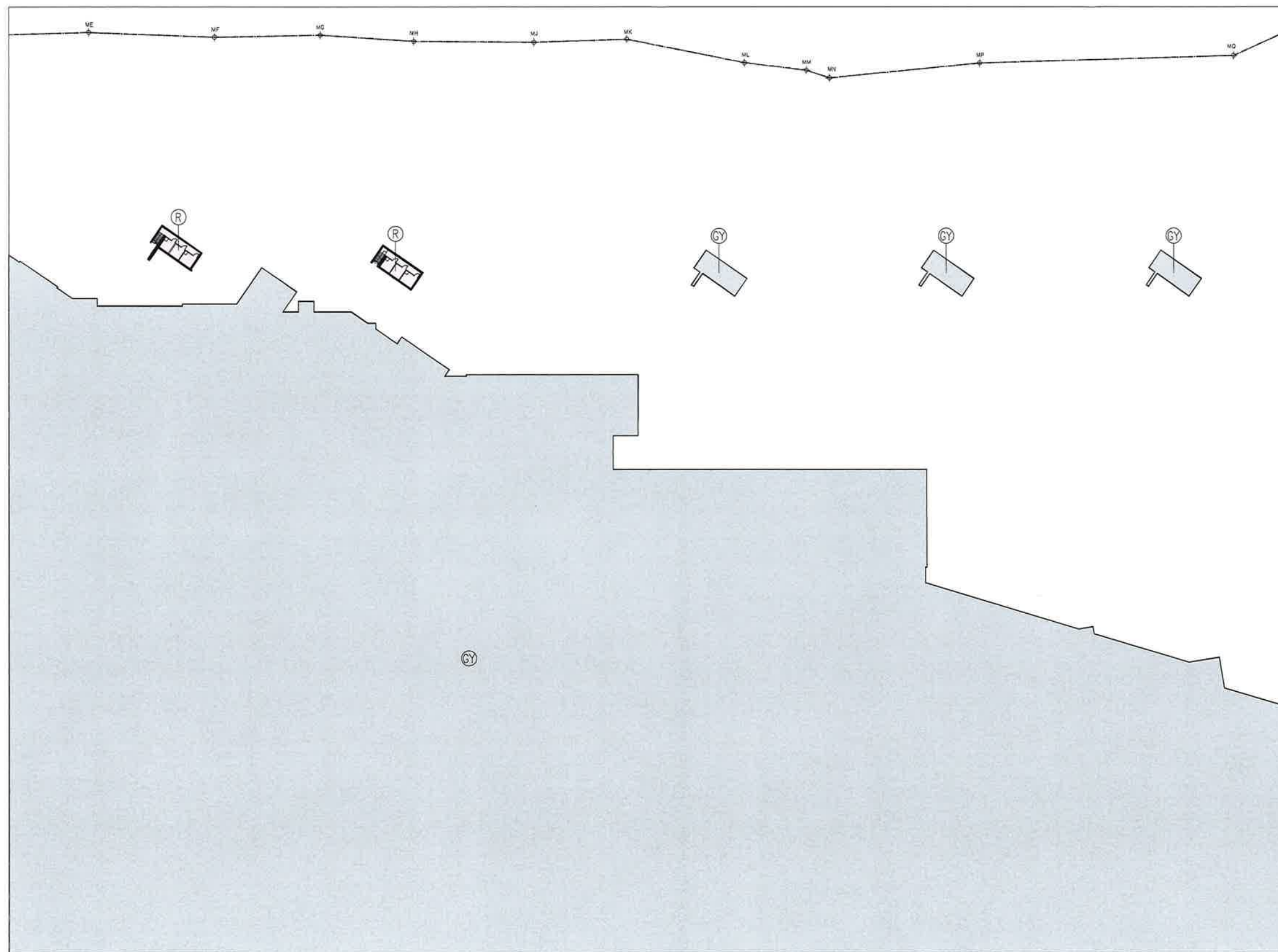
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Chan Wan Ming

CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)

12 AUG 2026



KEY PLAN

COLOUR LEGEND

- GY OTHER PHASE(S)
- R RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)

NUMBER / 圖號	DATE / 日期	REVISION / 修訂
C	12/08/2026	4TH ISSUE
B	27/07/2026	3RD ISSUE
A	15/06/2026	2ND ISSUE
—	13/04/2026	1ST ISSUE



PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO,
NEW TERRITORIES, HONG KONG
SITE B — T.P.T.L. 253 RP

DRAWING / 圖名
PHASE 2C(2) SUB — DMC PLAN
BASEMENT 1 FLOOR

SCALE / 比例	JOB NUMBER / 工程編號
1 : 800 A3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
JUN 2022	DMC-2C(2)-01-1
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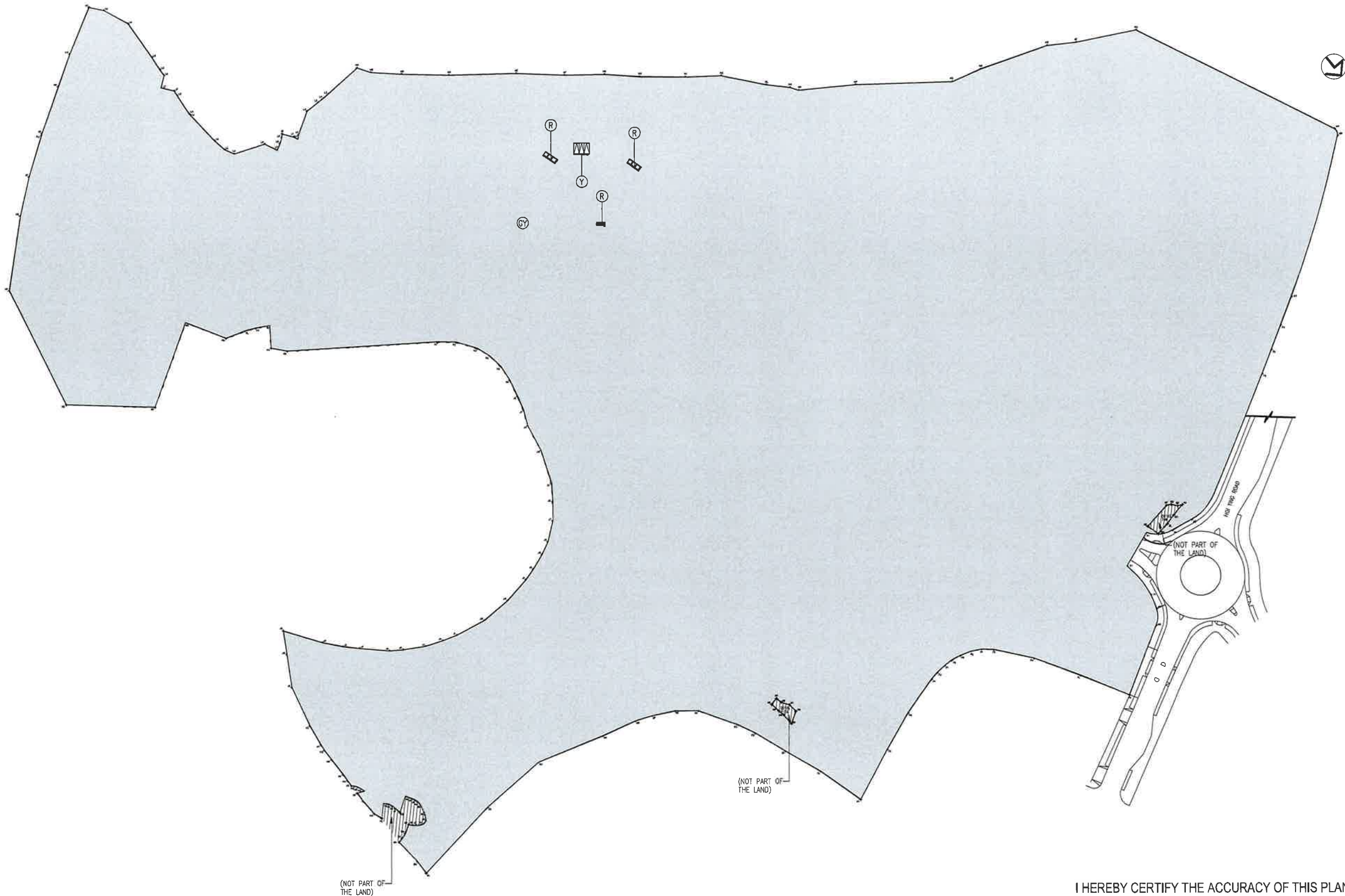
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12 AUG 2026



COLOUR LEGEND

-  OTHER PHASE(S)
-  RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2) (RECREATIONAL AREAS AND FACILITIES WITHIN PHASE 2C(2))
-  RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
-  RESIDENTIAL CARPARK COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)

NUMBER OF RESIDENTIAL CAR PARKING SPACES WITHIN PHASE 2C(2) ON LOWER GROUND FLOOR : 3

NUMBER / 154	DATE / 31	AMENDMENT / 197
C	12/08/2026	4TH ISSUE
B	27/07/2026	3RD ISSUE
A	15/06/2026	2ND ISSUE
-	13/04/2026	1ST ISSUE



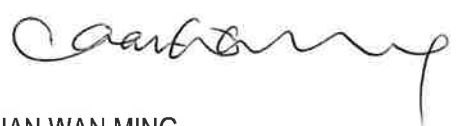
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PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO,
NEW TERRITORIES, HONG KONG
SITE B - T.P.T.L. 253 RP

DRAWING / 圖名
PHASE 2C(2) SUB - DMC PLAN
LOWER GROUND FLOOR

SCALE / 比例	JOB NUMBER / 工程編號
1 : 2000 A3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
JUN 2022	DMC-2C(2)-02
- A B C	
DESIGNED / 設計	CHECKED / 審核
APPROVED / 審定	

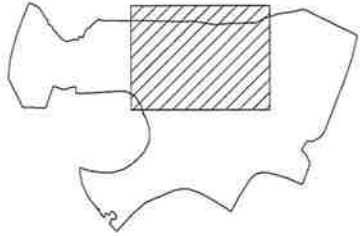
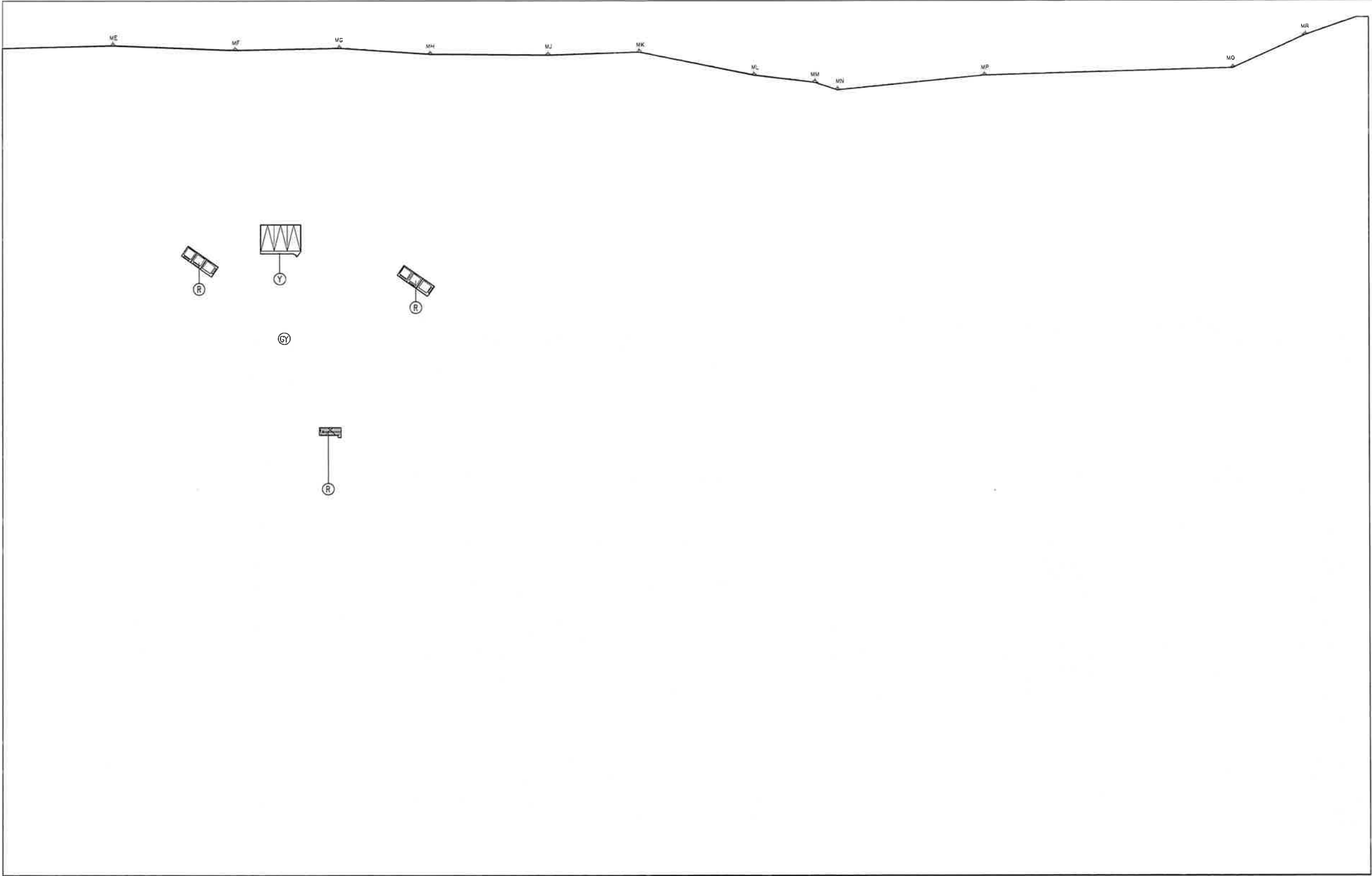
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KEY PLAN

COLOUR LEGEND

- OTHER PHASE(S)
- RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2) (RECREATIONAL AREAS AND FACILITIES WITHIN PHASE 2C(2))
- RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
- RESIDENTIAL CARPARK COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)

NUMBER OF RESIDENTIAL CAR PARKING SPACES WITHIN PHASE 2C(2) ON LOWER GROUND FLOOR : 3

NUMBER / 號	DATE / 日期	AMENDMENT / 修改
C	12/07/2026	4TH ISSUE
B	27/07/2026	3RD ISSUE
A	15/06/2026	2ND ISSUE
-	13/04/2026	1ST ISSUE



PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO,
NEW TERRITORIES, HONG KONG
SITE B - T.P.T.L. 253 RP

DRAWING / 圖名
PHASE 2C(2) SUB - DMC PLAN
LOWER GROUND FLOOR

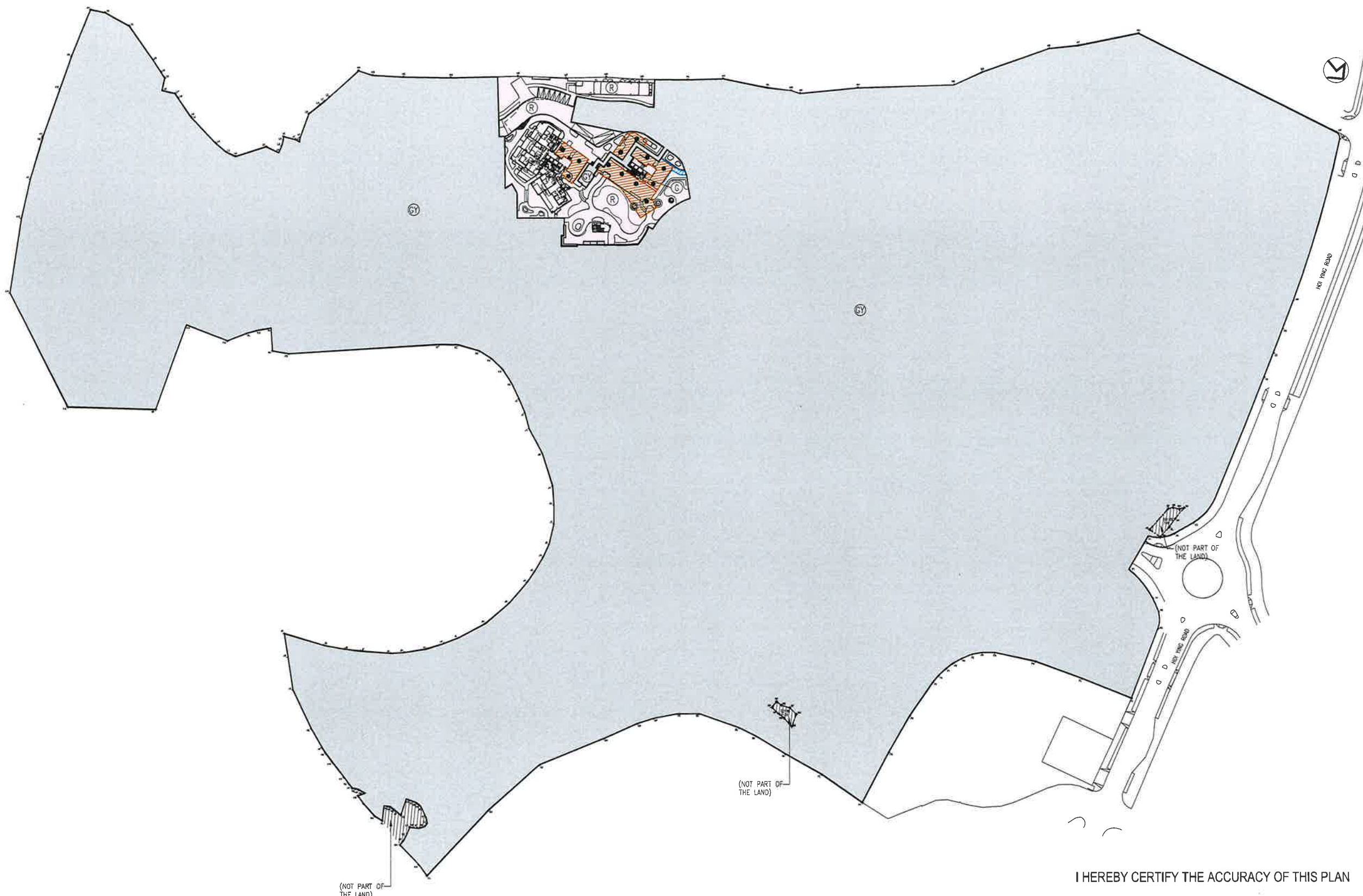
SCALE / 比例	JOB NUMBER / 工程編號
1 : 800 A3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
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AUTHORIZED PERSON (ARCHITECT)

12 AUG 2026



- COLOUR LEGEND
- OTHER PHASE(S)
 - RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
 - DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
 - COVERED WALKWAY (RED HATCHED INDIGO)
 - COVERED LANDSCAPED AREAS (RED HATCHED BROWN)

NUMBER / 號	DATE / 日期	AMENDMENT / 修訂
C	12/06/2026	4TH ISSUE
B	27/07/2026	3RD ISSUE
A	15/06/2026	2ND ISSUE
-	13/04/2026	1ST ISSUE



PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO,
NEW TERRITORIES, HONG KONG
SITE B - T.P.T.L. 253 RP

DRAWING / 圖名
PHASE 2C(2) SUB- DMC PLAN
G1 FLOOR

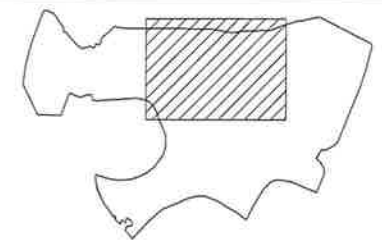
SCALE / 比例	JOB NUMBER / 工程編號
1 : 2000 A3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
JUN 2022	DMC-2C(2)-03
- A B C	

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KEY PLAN

COLOUR LEGEND

- OTHER PHASE(S)
- RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
- DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
- COVERED WALKWAY (RED HATCHED INDIGO)
- COVERED LANDSCAPED AREAS (RED HATCHED BROWN)

NUMBER / 圖號	DATE / 日期	AMENDMENT / 修改
C	12/08/2026	4TH ISSUE
B	27/07/2026	3RD ISSUE
A	15/06/2026	2ND ISSUE
-	13/04/2026	1ST ISSUE



PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO,
NEW TERRITORIES, HONG KONG
SITE B - T.P.T.L. 253 RP

DRAWING / 圖名
PHASE 2C(2) SUB - DMC PLAN
G1 FLOOR

SCALE / 比例	JOB NUMBER / 工程編號
1 : 800 A3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
DEC 2023	DMC-2C(2)-03-1
- A B C	

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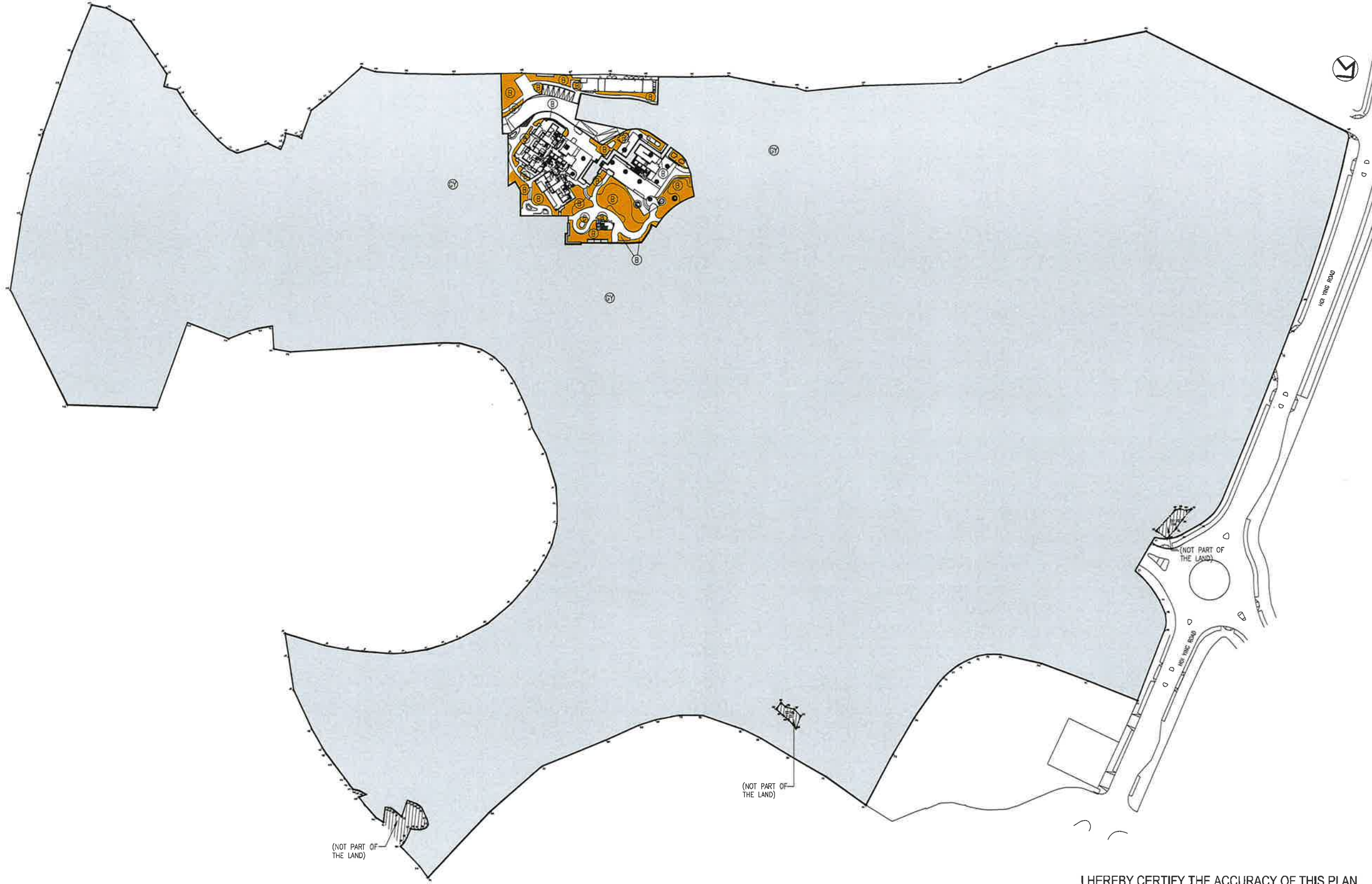
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- LEGEND :
- RESIDENTIAL LOADING AND UNLOADING SPACES WITHIN PHASE 2C(2) (NOT BEING RECREATIONAL AREAS AND FACILITIES LOADING AND UNLOADING SPACE)
 - VISITOR PARKING SPACES WITHIN PHASE 2C(2) (NOT BEING ACCESSIBLE VISITOR PARKING SPACES)

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AUTHORIZED PERSON (ARCHITECT)

12 AUG 2026



COLOUR LEGEND

- GY OTHER PHASE(S)
- B GREENERY AREAS WITH COMMON ACCESS WITHIN PHASE 2C(2) (1,558m²)

NUMBER / 號	DATE / 日期	AMENDMENT / 更改
C	12/08/2026	4TH ISSUE
B	27/07/2026	3RD ISSUE
A	15/06/2026	2ND ISSUE
-	13/04/2026	1ST ISSUE



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PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO,
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SITE B – T.P.T.L. 253 RP

DRAWING / 圖名
PHASE 2C(2) SUB – DMC PLAN
GREENERY AREAS AT G1 FLOOR

SCALE / 比例	JOB NUMBER / 工程編號
1 : 2000 A3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
JUN 2022	DMC-2C(2)-301
- A B C	

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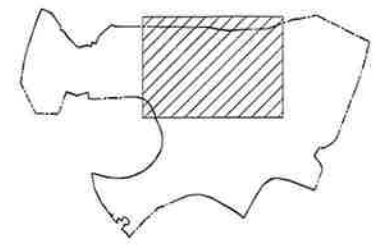
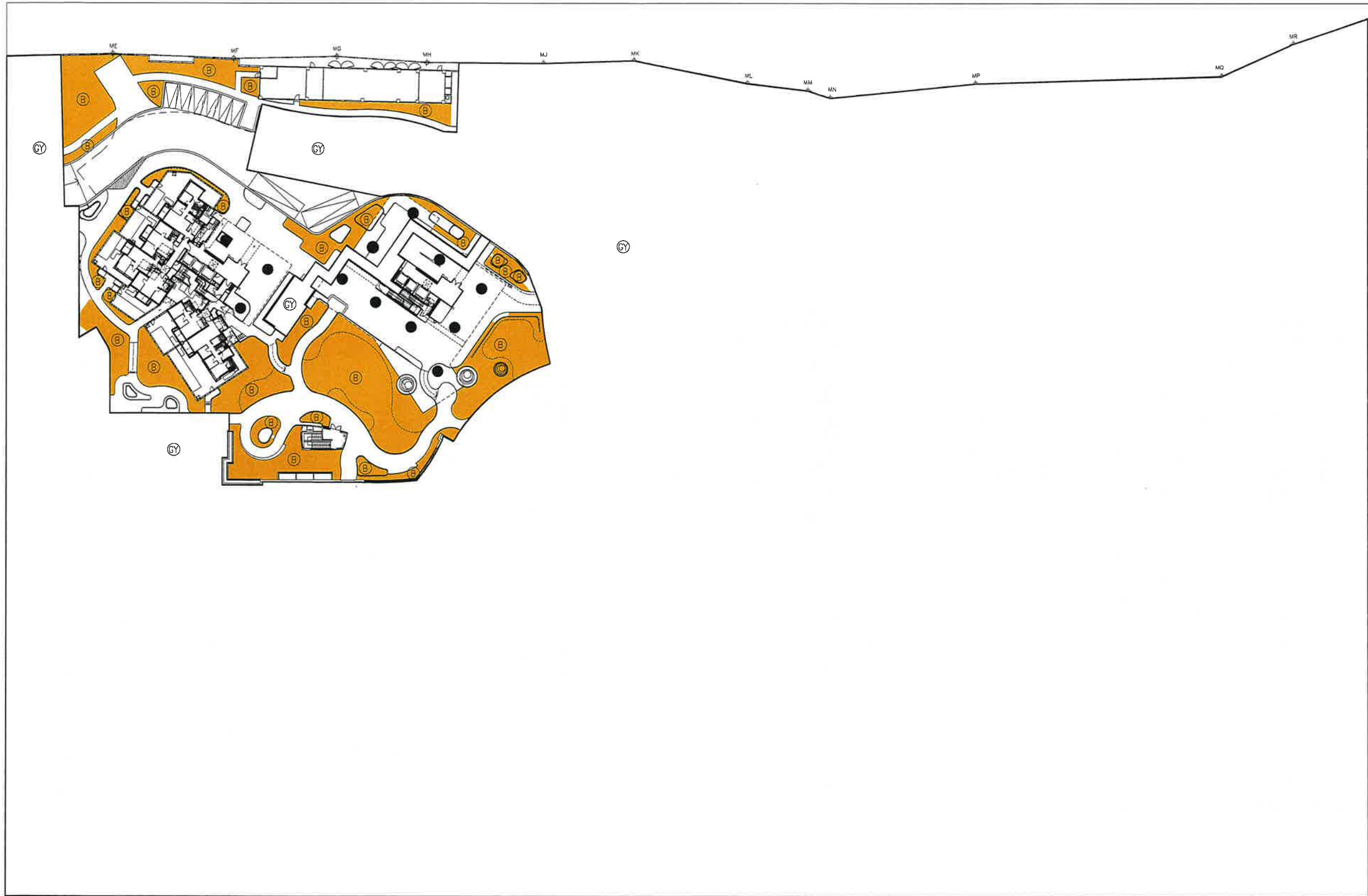
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12 AUG 2026



KEY PLAN

COLOUR LEGEND

- (GY) OTHER PHASE(S)
- (B) GREENERY AREAS WITH COMMON ACCESS WITHIN PHASE 2C(2) (1,558m²)

NUMBER / 序号	DATE / 日期	AMENDMENT / 备注
C	12/08/2026	4TH ISSUE
B	27/07/2026	3RD ISSUE
A	15/06/2026	2ND ISSUE
-	13/04/2026	1ST ISSUE

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PROJECT / 工程項目
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NEW TERRITORIES, HONG KONG
SITE B - T.P.T.L. 253 RP

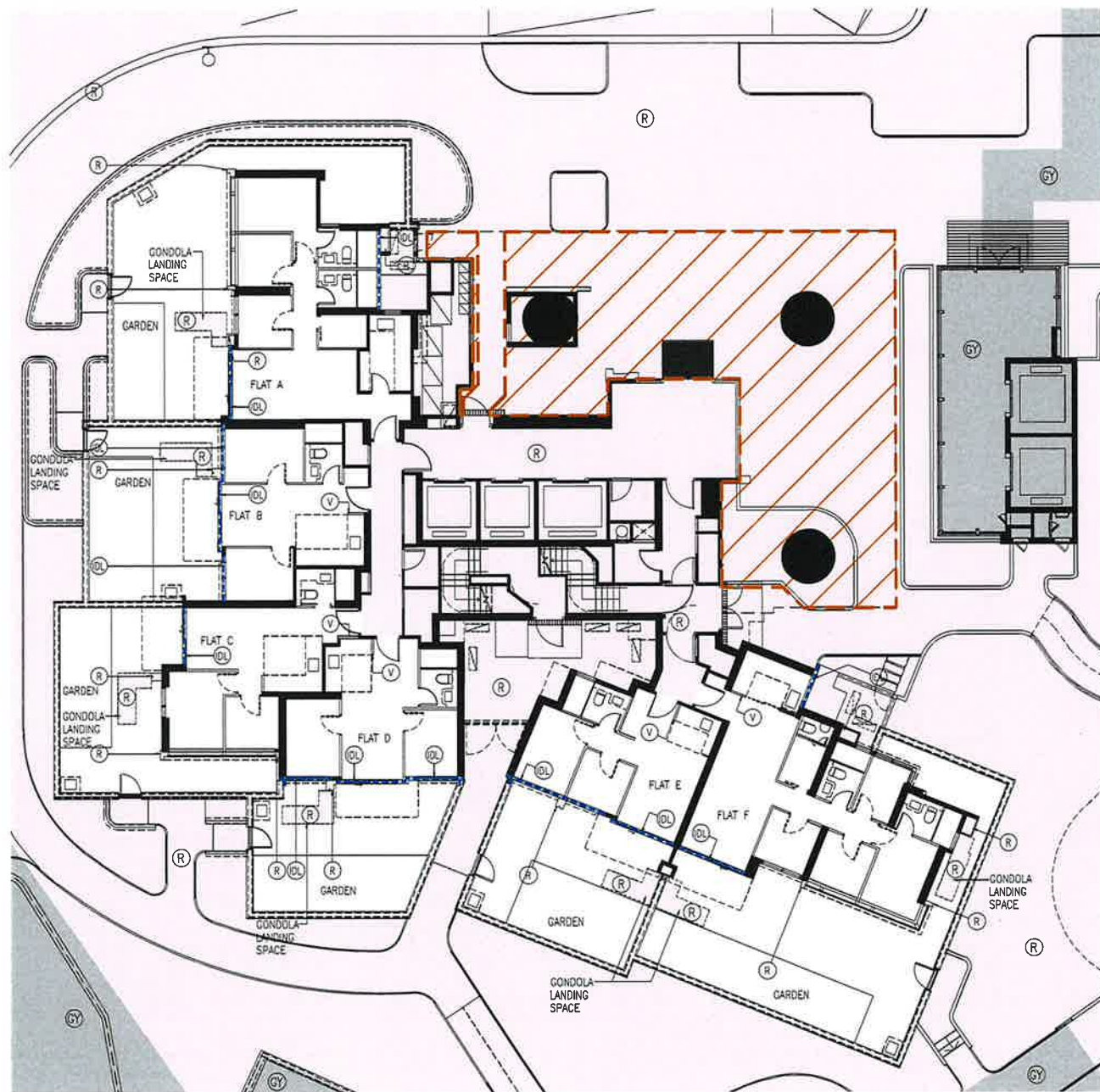
DRAWING / 圖名
PHASE 2C(2) SUB - DMC PLAN
GREENERY AREAS AT G1 FLOOR

SCALE / 比例	JOB NUMBER / 工程編號
1 : 800 A3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
JUN 2022	DMC-2C(2)-301-1
DESIGNED / 設計	CHECKED / 審核
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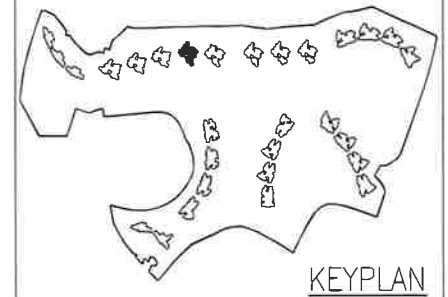
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12 AUG 2026



EMERALD AVENUE TOWER 1 – G1 FLOOR PLAN



EMERALD AVENUE TOWER 1 – G2 FLOOR PLAN



COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
- WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2))
- (V) KITCHEN WALL WITHIN PHASE 2C(2)
- (LI) BALCONY
- (LY) UTILITY PLATFORM
- (O) AREA FOR AIR-CONDITIONING WITHIN PHASE 2C(2)
- (IDL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (INDIGO DOTTED LINE)
- (GY) OTHER PHASE(S)
- COVERED LANDSCAPED AREAS (RED HATCHED BROWN)

C	12 AUG 2026	4TH ISSUE
B	27 JUL 2026	3TH ISSUE
A	15 JUN 2026	2ND ISSUE
-	13 APR 2026	1ST ISSUE
NUMBER / 號	DATE / 日期	REVISION / 修訂



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PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 圖名
EMERALD AVENUE TOWER 1
G1 FLOOR PLAN &
G2 FLOOR PLAN

SCALE / 比例
1:2500AS

DATE / 日期
JUN 2022

JOB NUMBER / 工程編號
5552B

DRAWING NUMBER / 圖號
DMC-T9-001

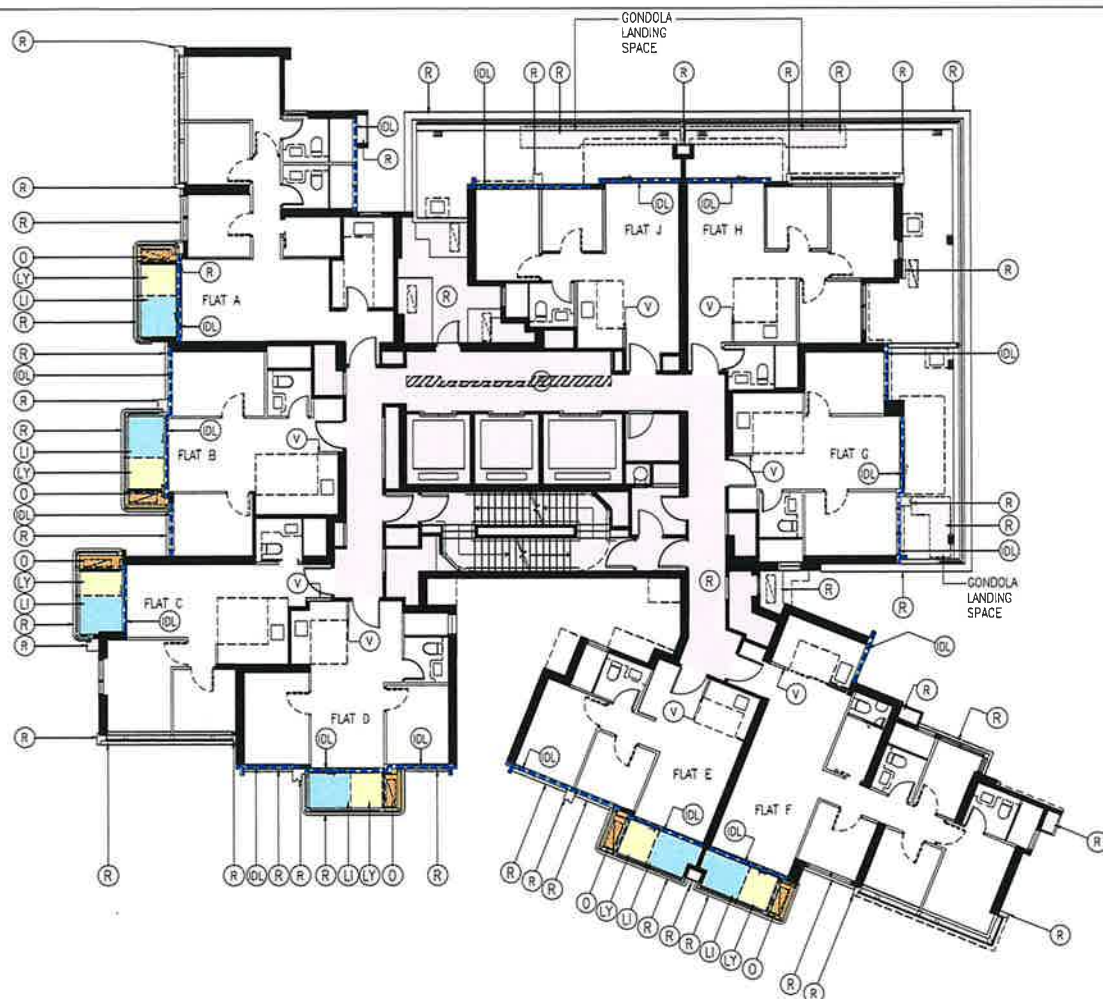
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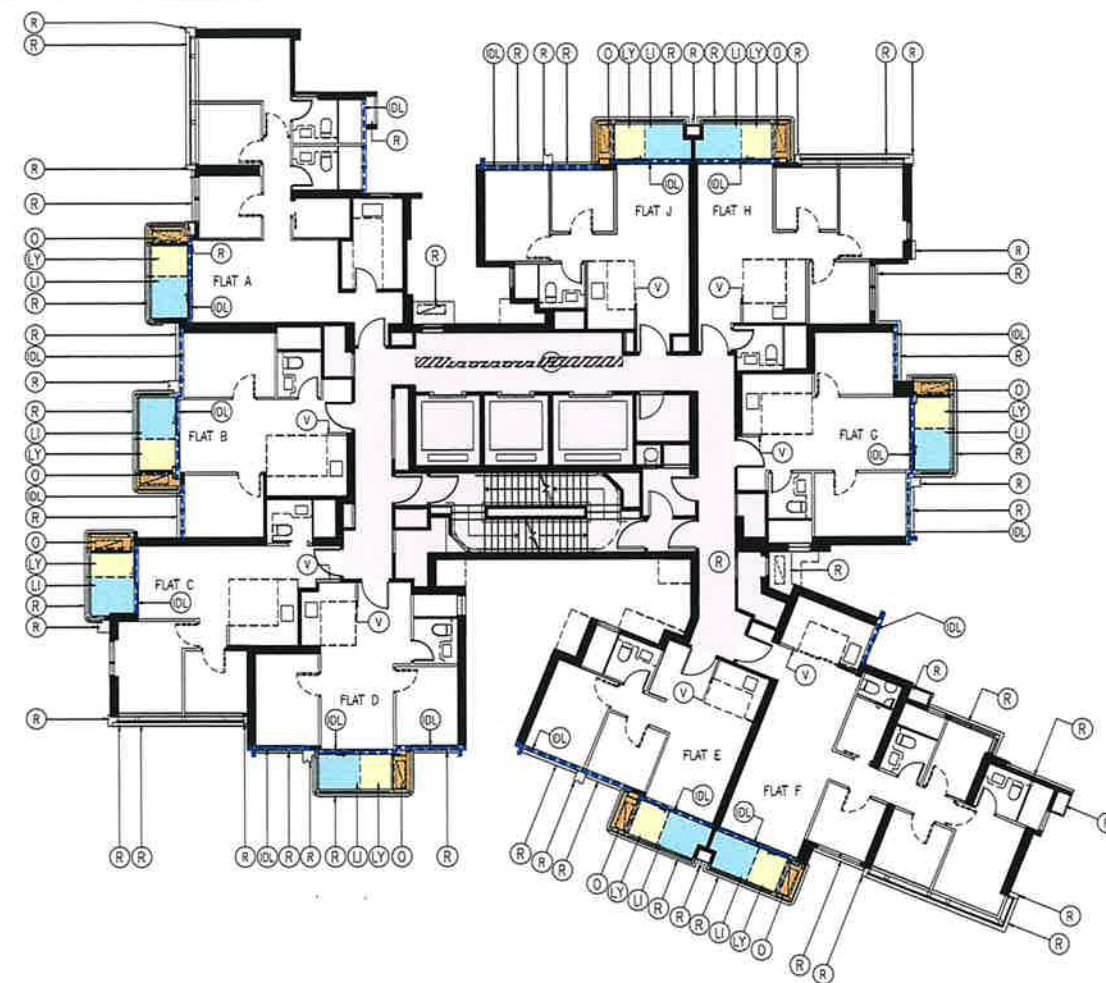
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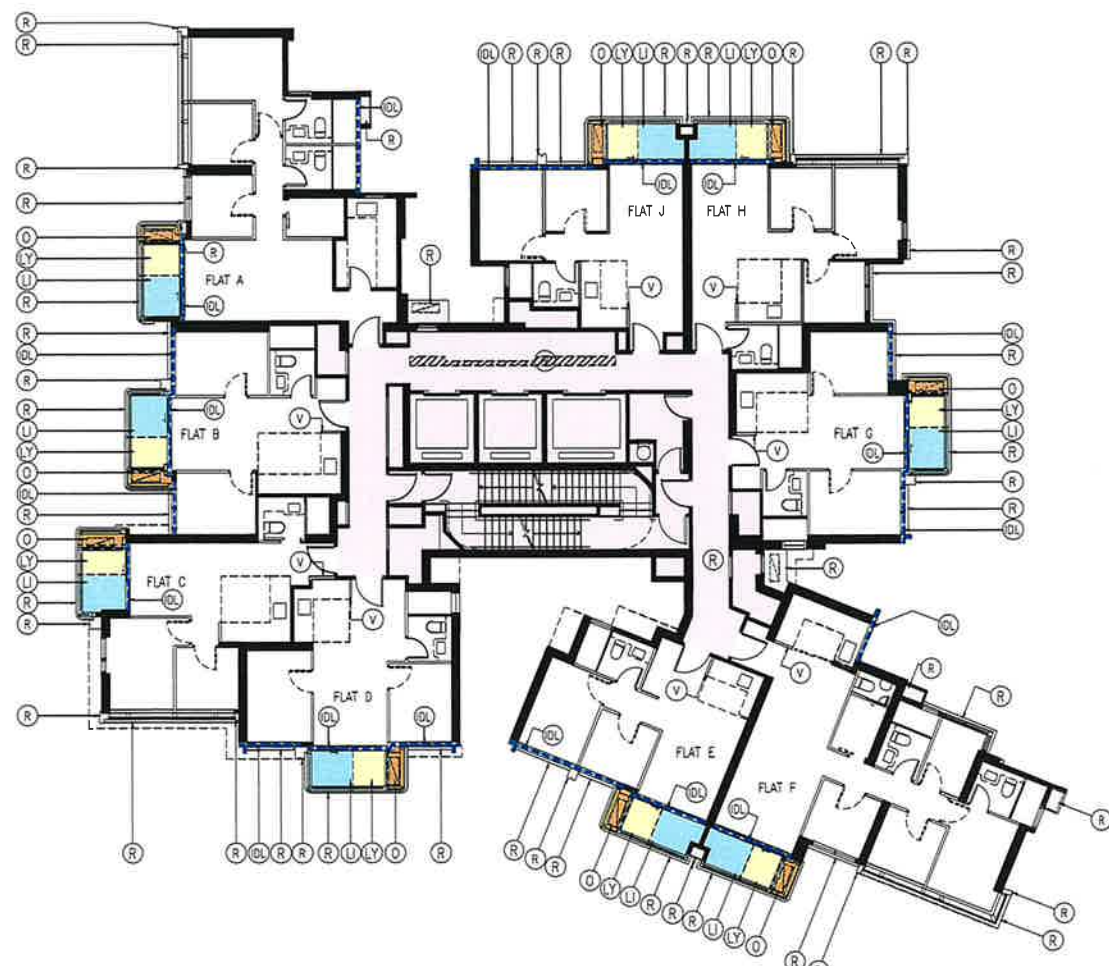
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AUTHORIZED PERSON (ARCHITECT)
12 AUG 2026



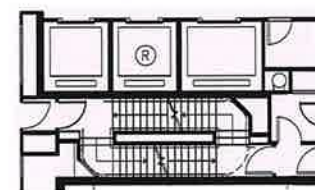
EMERALD AVENUE TOWER 1 – 1/F FLOOR PLAN



EMERALD AVENUE TOWER 1 – TYPICAL FLOOR PLAN (2/F TO 31/F)
(4/F, 13/F, 14/F & 24/F OMITTED)



EMERALD AVENUE TOWER 1 – 32/F FLOOR PLAN

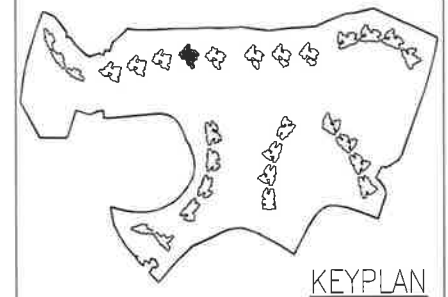


EMERALD AVENUE TOWER 1 –
PART PLAN OF 16/F FLOOR PLAN

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Chan Wan Ming

CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)
12 AUG 2026



KEYPLAN

COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
- (DL) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2))
- (V) KITCHEN WALL WITHIN PHASE 2C(2)
- (LI) BALCONY
- (Y) UTILITY PLATFORM
- (O) AREA FOR AIR-CONDITIONING WITHIN PHASE 2C(2)
- (IDL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (INDIGO DOTTED LINE)

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PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 圖名
EMERALD AVENUE TOWER 1
1/F FLOOR PLAN, TYPICAL FLOOR PLAN
(2/F TO 31/F) & 32/F FLOOR PLAN

SCALE / 比例
1:250@A3

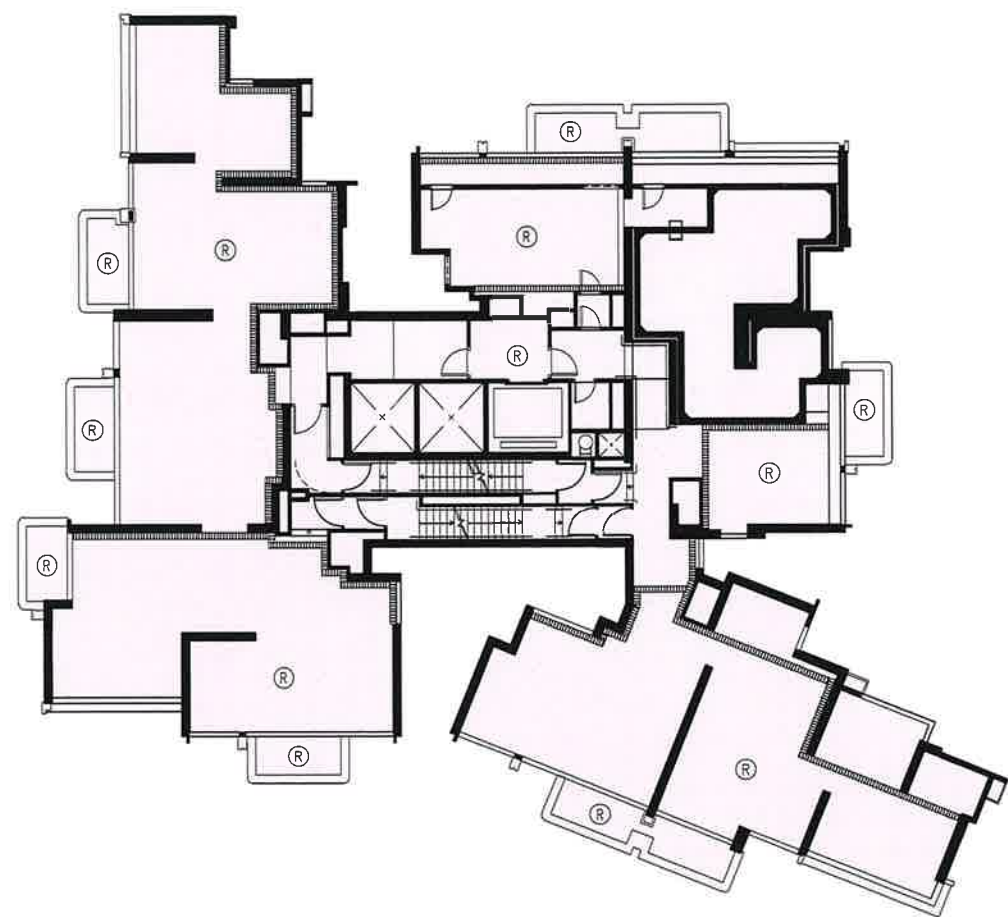
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JUN 2022

JOB NUMBER / 工程編號
5552B

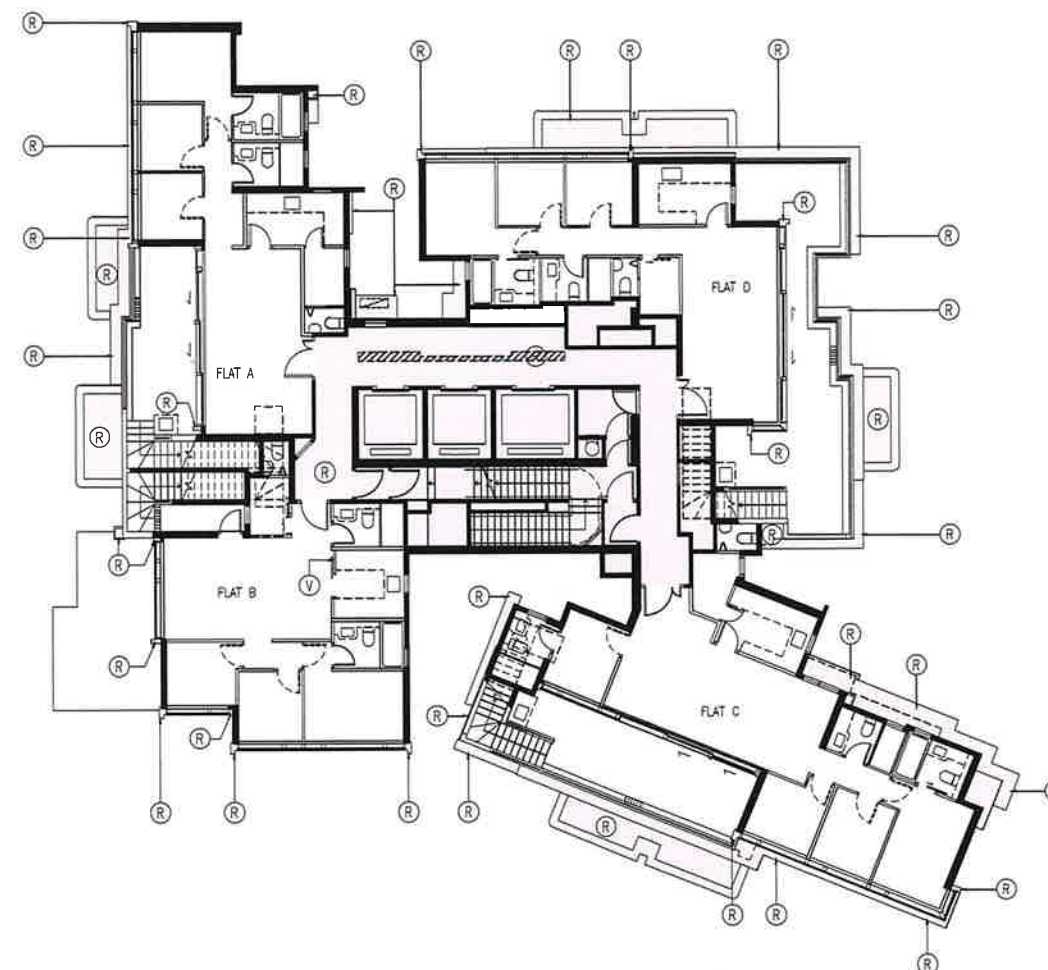
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DMC-T9-002

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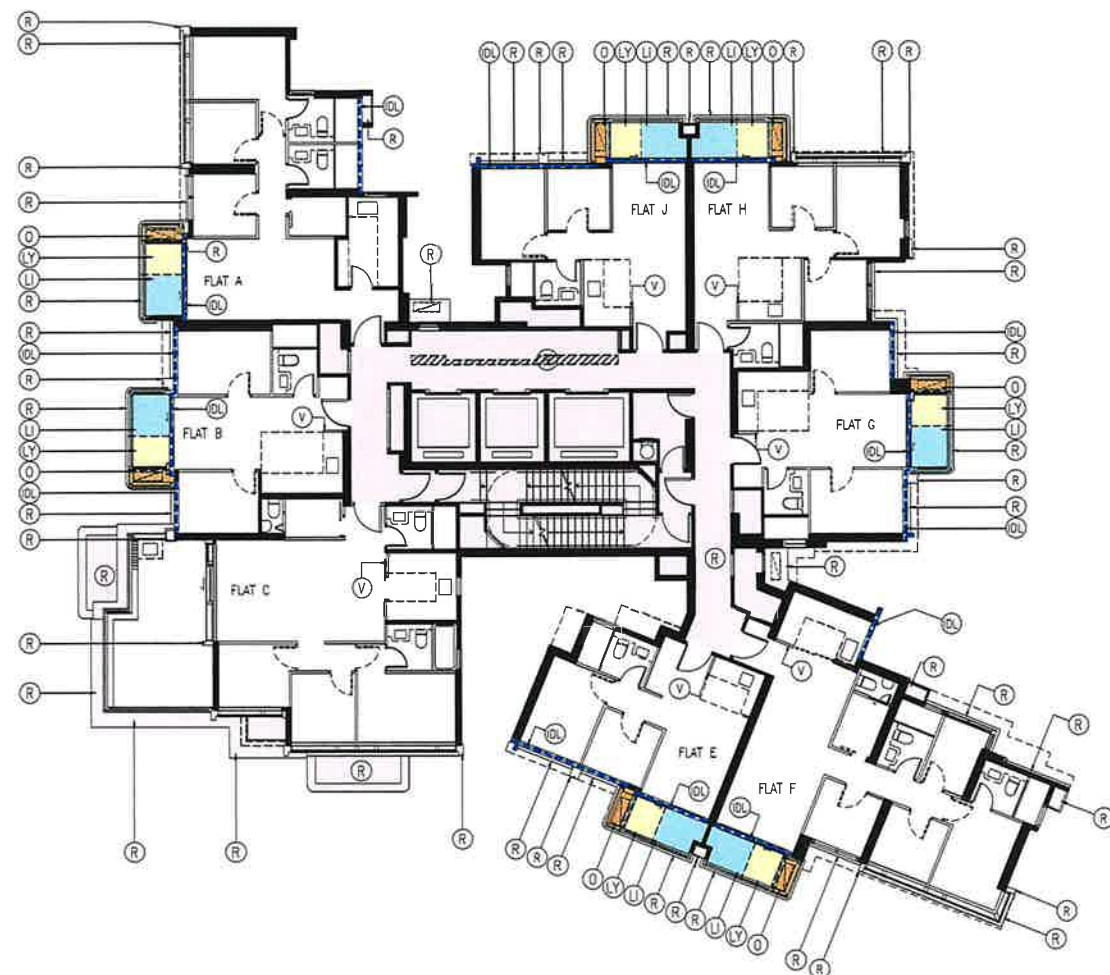
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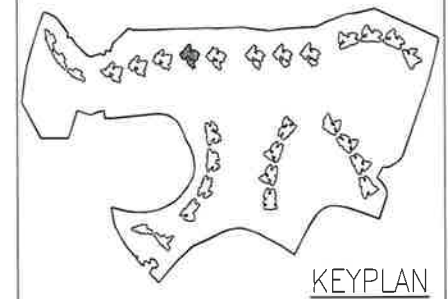
EMERALD AVENUE TOWER 1 – REFUGE FLOOR PLAN (17/F)



EMERALD AVENUE TOWER 1 – 35/F FLOOR PLAN



EMERALD AVENUE TOWER 1 – 33/F FLOOR PLAN



COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
- WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2))
- (V) KITCHEN WALL WITHIN PHASE 2C(2)
- (LI) BALCONY
- (LY) UTILITY PLATFORM
- (D) AREA FOR AIR-CONDITIONING WITHIN PHASE 2C(2)
- (DL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (INDIGO DOTTED LINE)

C	12 AUG 2026	4TH ISSUE
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PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 圖名
EMERALD AVENUE TOWER 1
REFUGE FLOOR PLAN, 33/F FLOOR PLAN
& 35/F FLOOR PLAN

SCALE / 比例
1:2500AS
JOB NUMBER / 工程編號
5552B
DATE / 日期
JUN 2022
DRAWING NUMBER / 圖號
DMC-T9-003

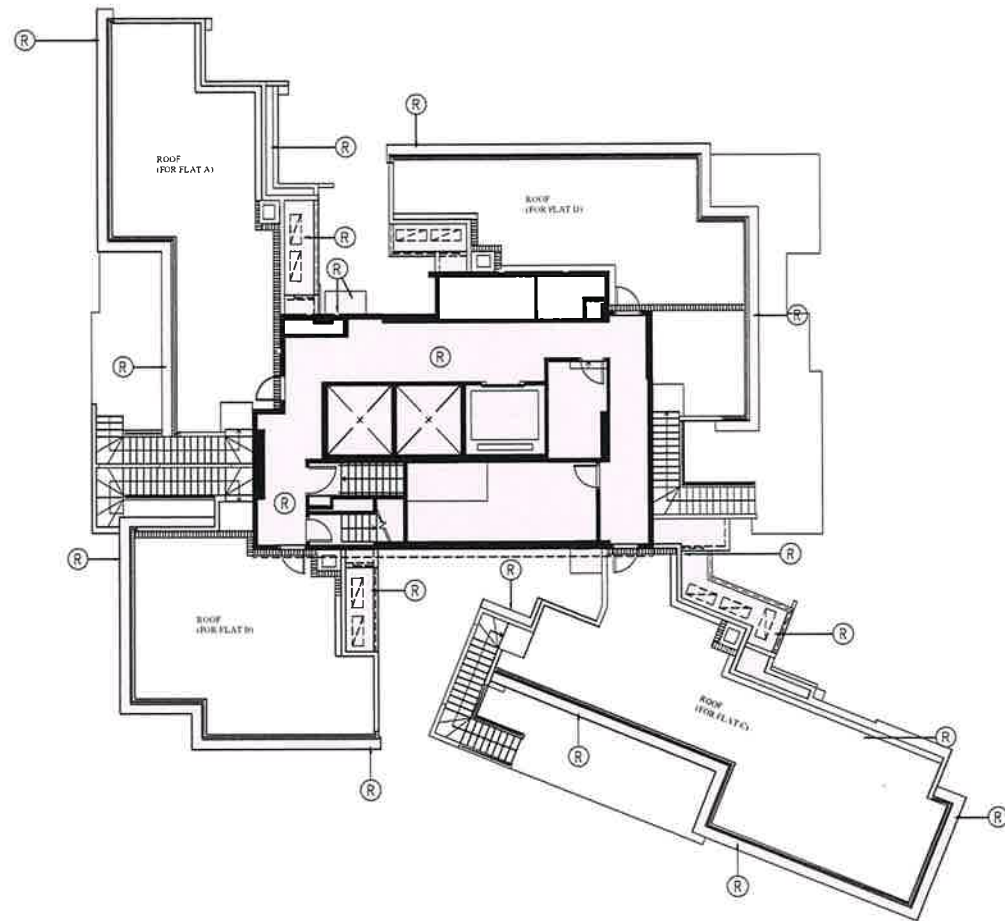
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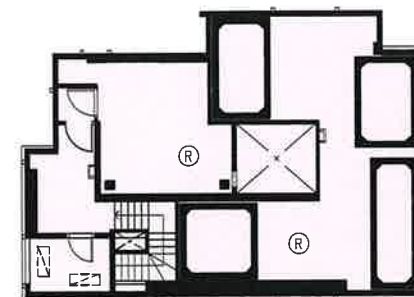
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CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)
12 AUG 2026

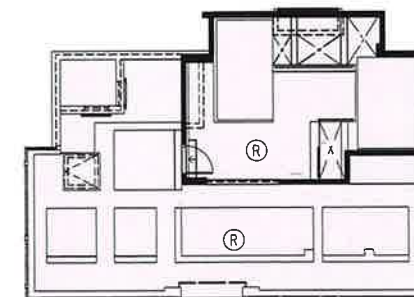
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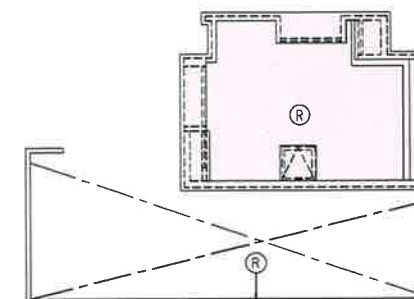
EMERALD AVENUE TOWER 1 – ROOF FLOOR PLAN



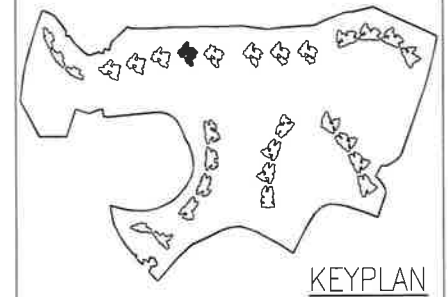
EMERALD AVENUE TOWER 1 – UPPER ROOF PLAN



EMERALD AVENUE TOWER 1 – BMU LEVEL PLAN



EMERALD AVENUE TOWER 1 – TOP ROOF PLAN



COLOUR LEGEND

(R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)

C	12 AUG 2026	4TH ISSUE
B	27 JUL 2026	3TH ISSUE
A	15 JUN 2026	2ND ISSUE
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PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 圖名
EMERALD AVENUE TOWER 1
ROOF FLOOR PLAN, UPPER ROOF PLAN
BMU LEVEL PLAN AND TOP ROOF PLAN

SCALE / 比例 1:250@A3	JOB NUMBER / 工程編號 5552B
DATE / 日期 JUN 2022	DRAWING NUMBER / 圖號 DMC-T9-004
- A B C	

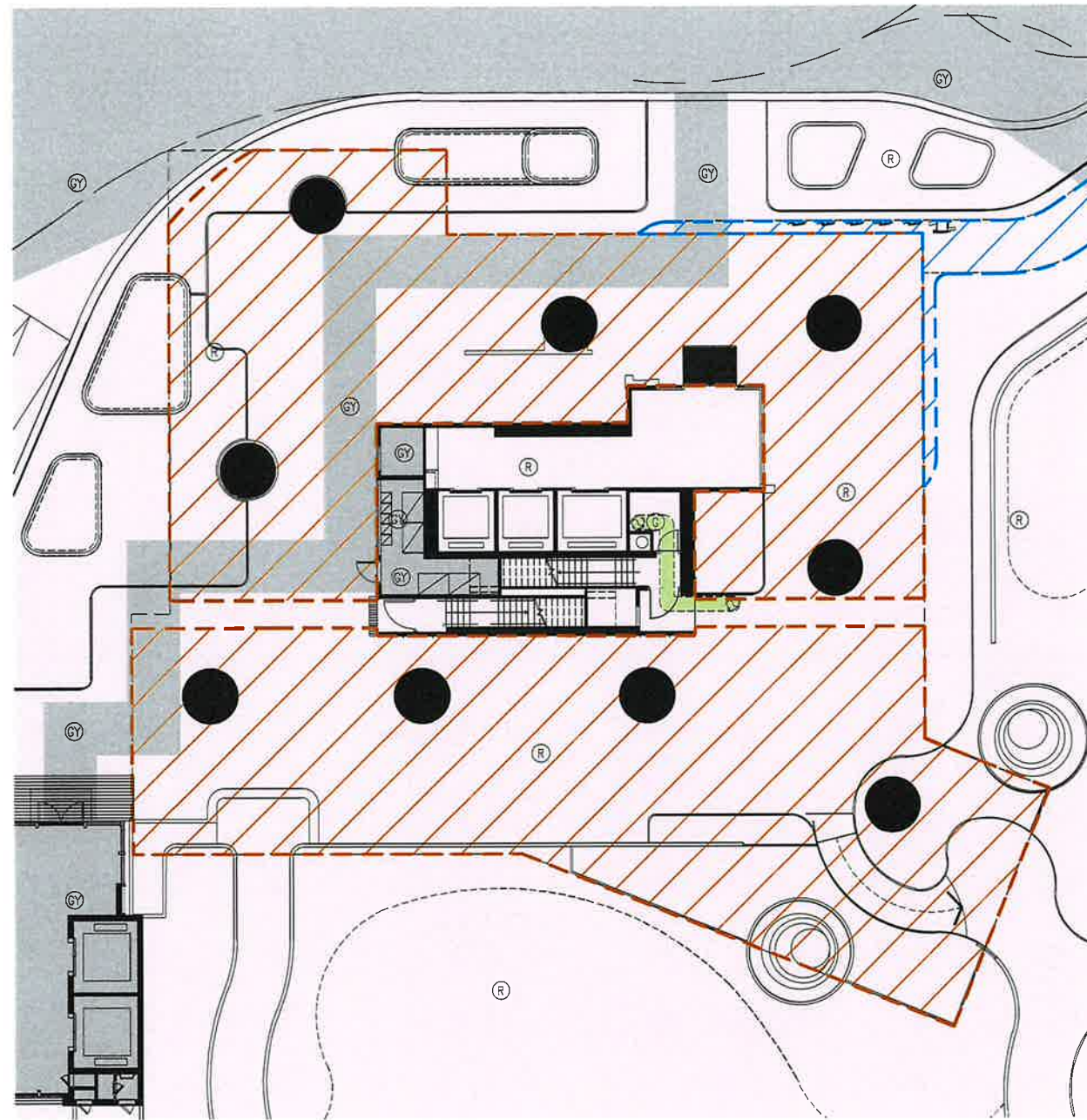
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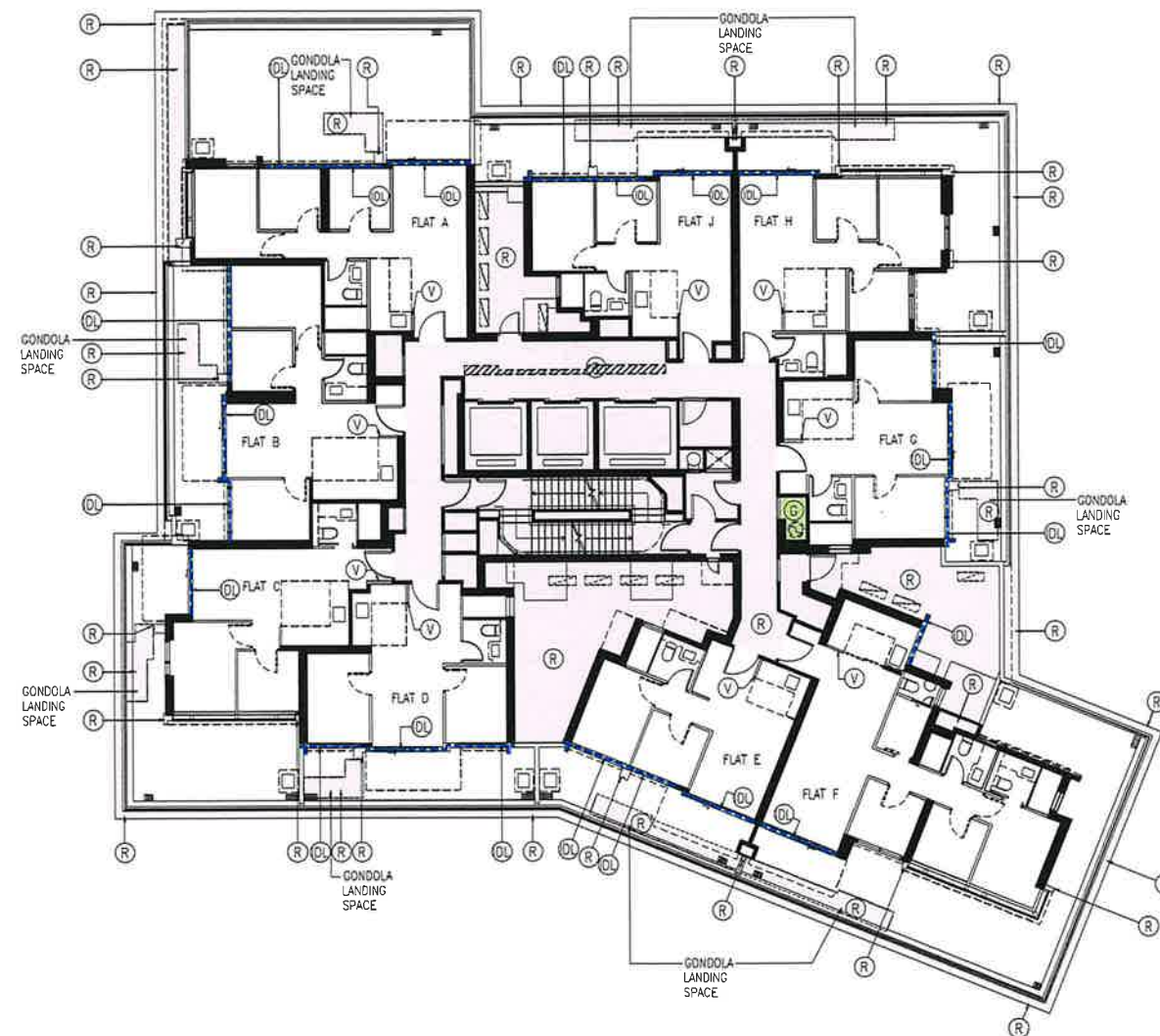
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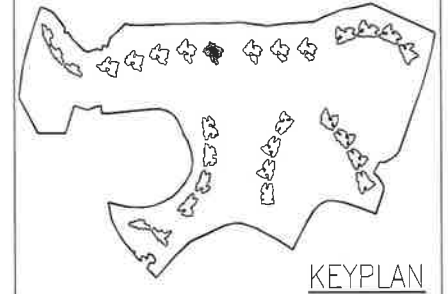
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12 AUG 2026



EMERALD AVENUE TOWER 2 - G1 FLOOR PLAN



EMERALD AVENUE TOWER 2 - 1/F FLOOR PLAN



COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
- WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2))
- (V) KITCHEN WALL WITHIN PHASE 2C(2)
- (DL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (INDIGO DOTTED LINE)
- (G) DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
- COVERED WALKWAY (RED HATCHED INDIGO)
- COVERED LANDSCAPED AREAS (RED HATCHED BROWN)
- (GY) OTHER PHASE(S)

C	12 AUG 2026	4TH ISSUE
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NUMBER / 142	DATE / 218	REVISION / 11.7



PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO
NEW TERRITORIES, HONG KONG
SITE B - T.P.T.L. 253 RP

DRAWING / 圖名
EMERALD AVENUE TOWER 2
G1 FLOOR PLAN &
1/F FLOOR PLAN

SCALE / 比例
1:250@A3
DATE / 日期
JUN 2022
JOB NUMBER / 工程編號
5552B
DRAWING NUMBER / 圖號
DMC-T11-001

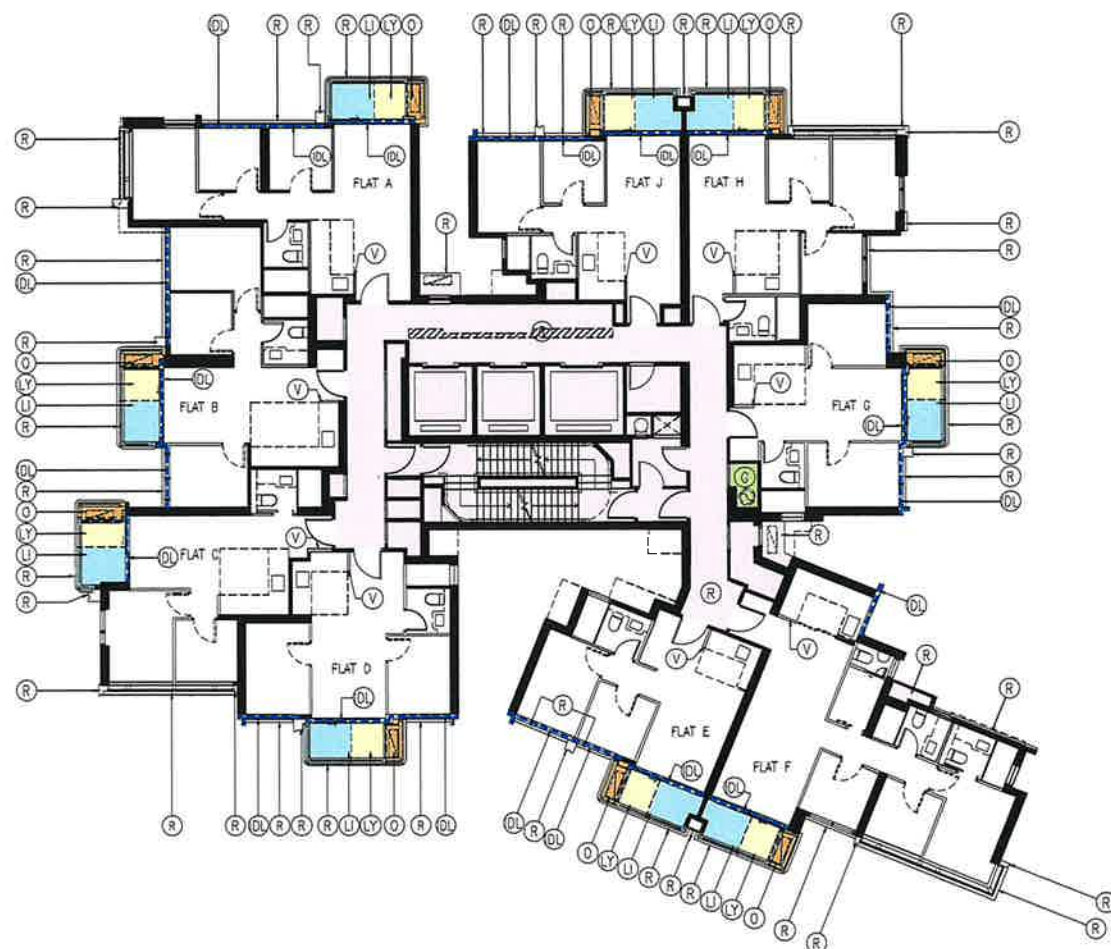
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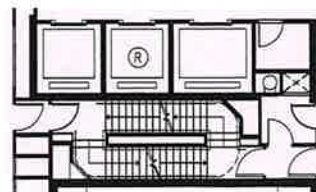
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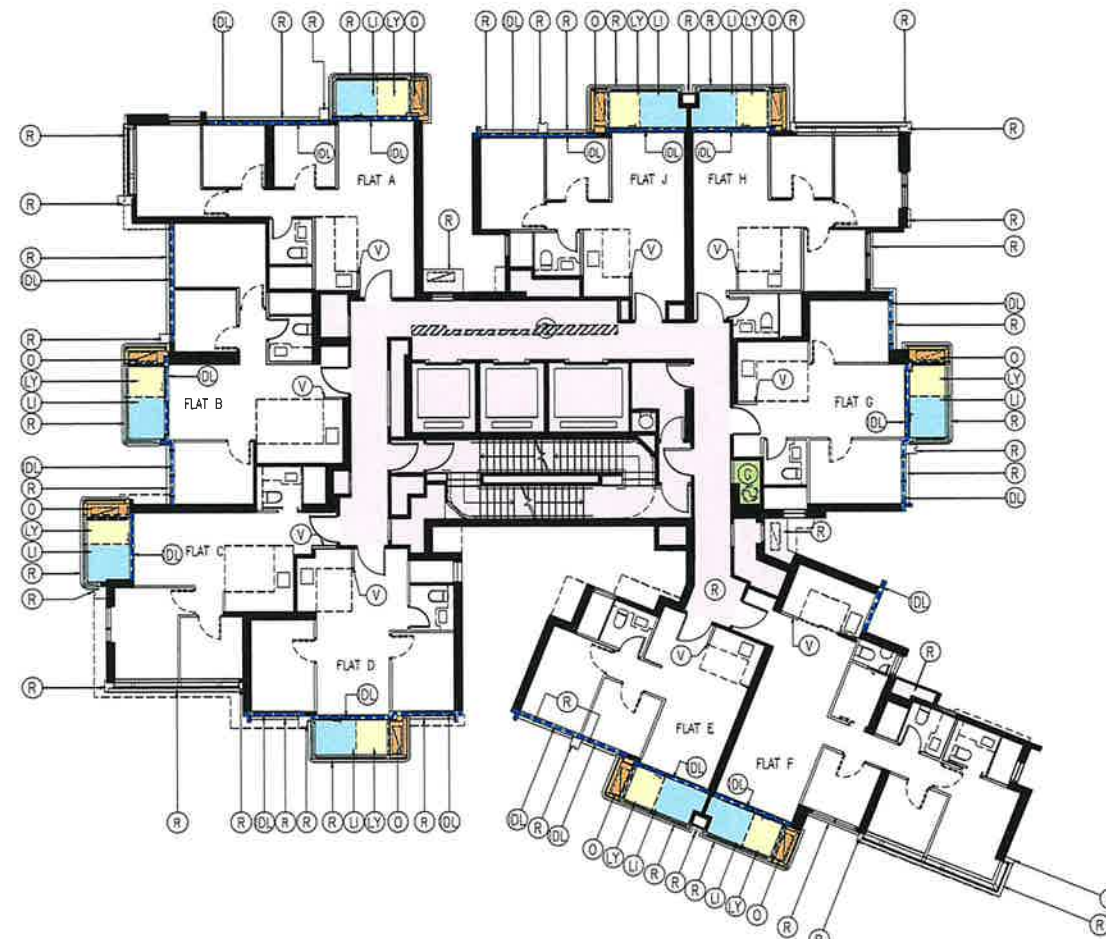
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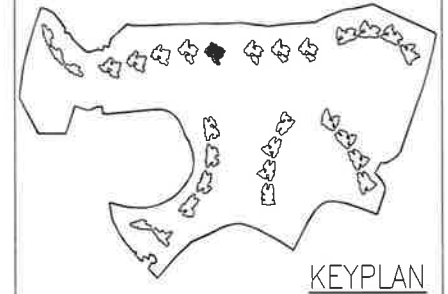
EMERALD AVENUE TOWER 2 – TYPICAL FLOOR PLAN (2/F TO 31/F)
(4/F, 13/F, 14/F & 24/F OMITTED)



EMERALD AVENUE TOWER 2 –
PART PLAN OF 16/F FLOOR PLAN



EMERALD AVENUE TOWER 2 – 32/F FLOOR PLAN



COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
- WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2))
- (V) KITCHEN WALL WITHIN PHASE 2C(2)
- (LI) BALCONY
- (LY) UTILITY PLATFORM
- (O) AREA FOR AIR-CONDITIONING WITHIN PHASE 2C(2)
- (IDL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (INDIGO DOTTED LINE)
- (G) DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)

C	12 AUG 2026	4TH ISSUE
B	27 JUL 2026	3TH ISSUE
A	15 JUN 2026	2ND ISSUE
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NUMBER / 13 02	DATE / 日期	AMENDMENT / 备注



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PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 圖名
EMERALD AVENUE TOWER 2
TYPICAL FLOOR PLAN (2/F TO 31/F)
& 32/F FLOOR PLAN

SCALE / 比例	JOB NUMBER / 工程編號
1:250@A3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
JUN 2022	DMC-T11-002
- A B C	

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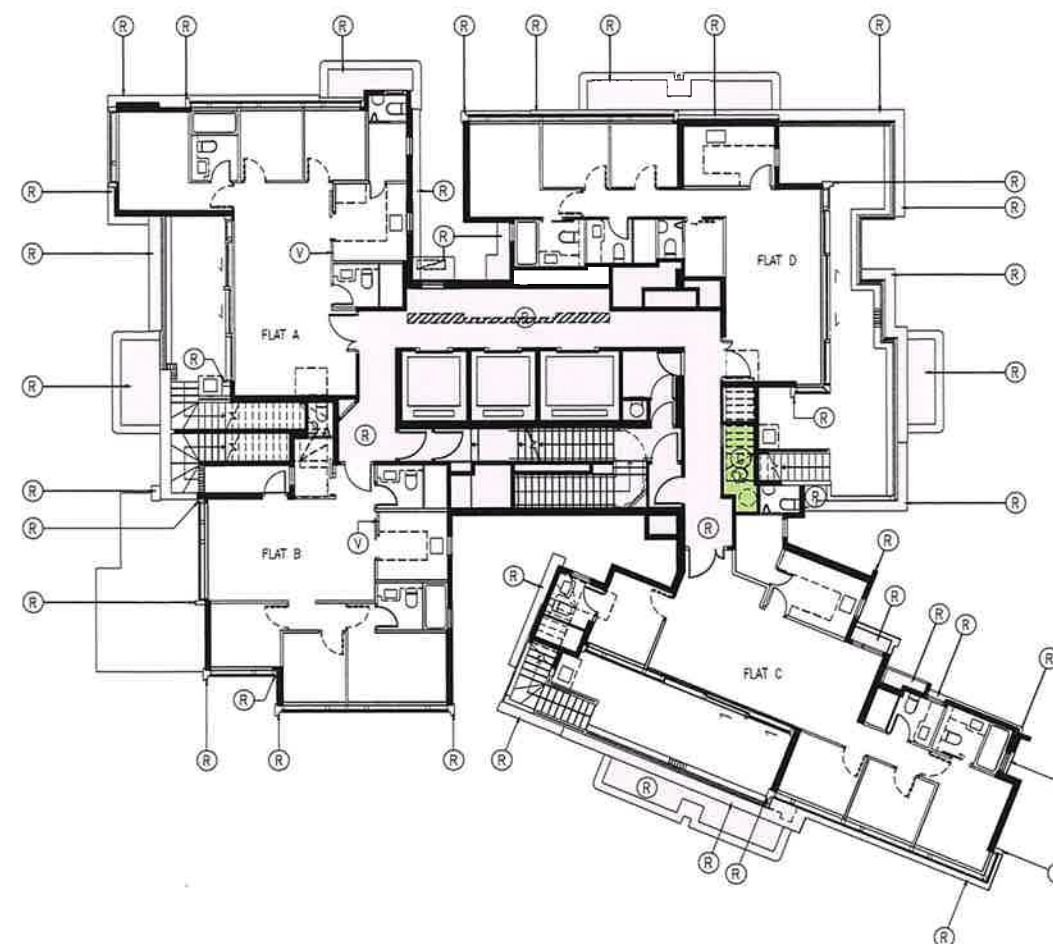
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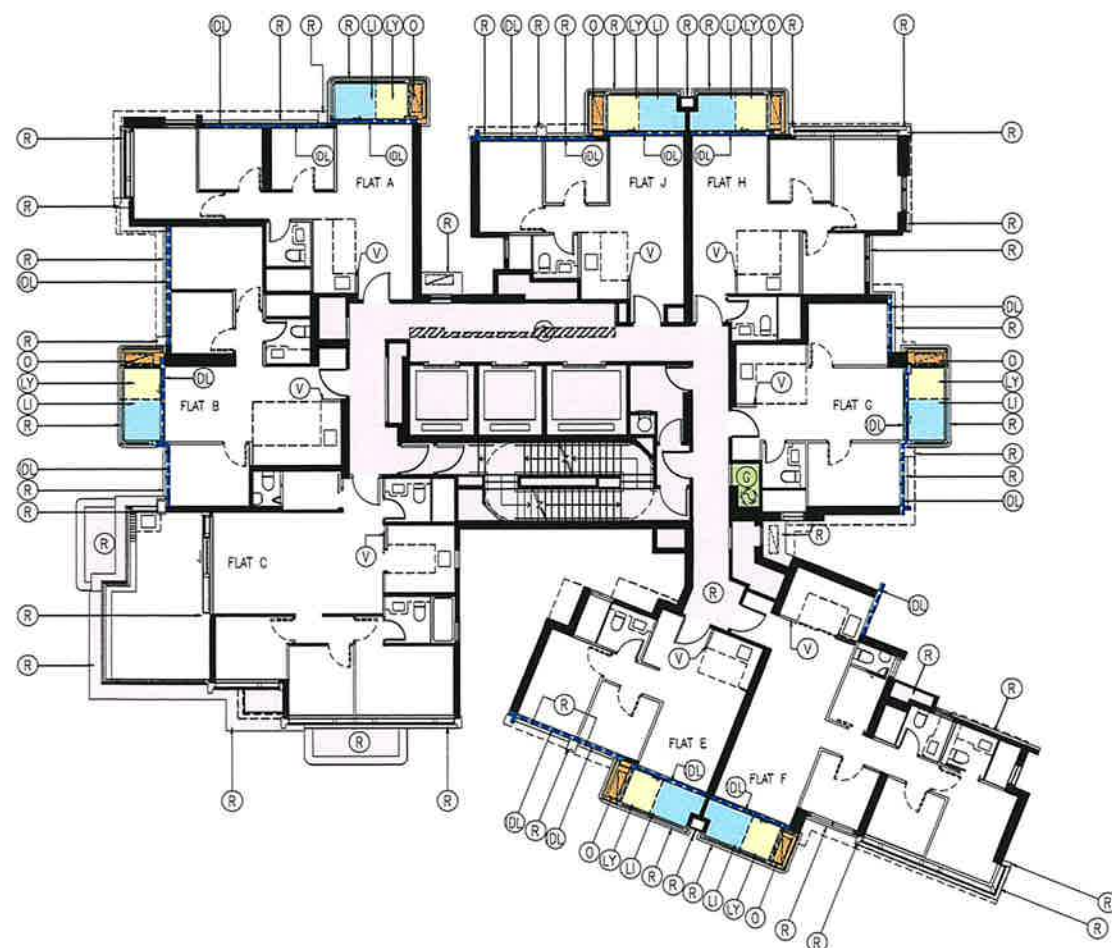
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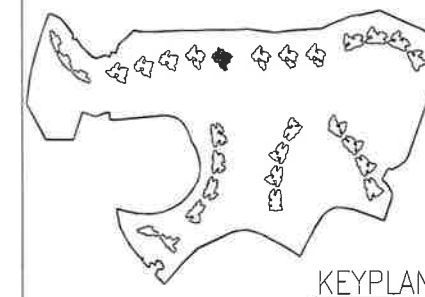
EMERALD AVENUE TOWER 2 – REFUGE FLOOR PLAN (17/F)



EMERALD AVENUE TOWER 2 – 35/F FLOOR PLAN



EMERALD AVENUE TOWER 2 – 33/F FLOOR PLAN



KEYPLAN

COLOUR LEGEND

- R RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
- / WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2))
- V KITCHEN WALL WITHIN PHASE 2C(2)
- LI BALCONY
- LY UTILITY PLATFORM
- O AREA FOR AIR-CONDITIONING WITHIN PHASE 2C(2)
- (IDL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (INDIGO DOTTED LINE)
- G DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)

C	12 AUG 2026	4TH ISSUE
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NUMBER / 次	DATE / 日期	AMENDMENT / 修订



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PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 圖名
EMERALD AVENUE TOWER 2
REFUGE FLOOR PLAN, 33/F FLOOR PLAN
& 35/F FLOOR PLAN

SCALE / 比例	JOB NUMBER / 工程編號
1:250@A3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
JUN 2022	DMC-T11-003
DESIGNED / 設計	CHECKED / 審核
	APPROVED / 審批

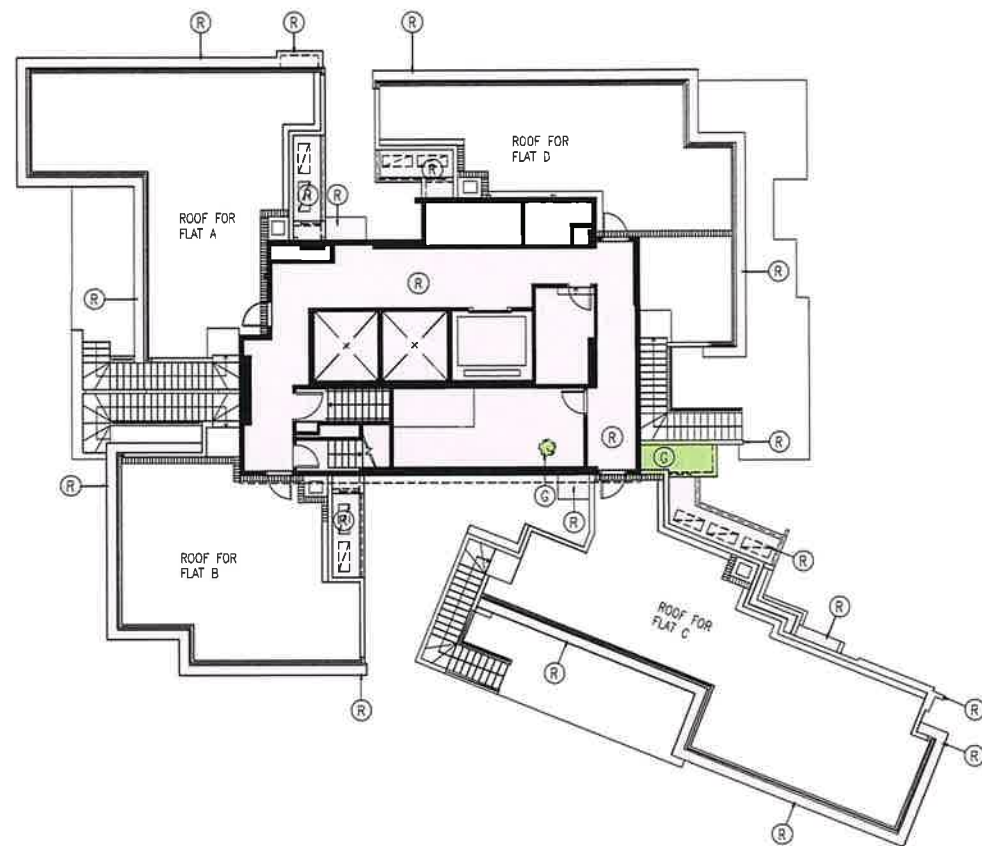
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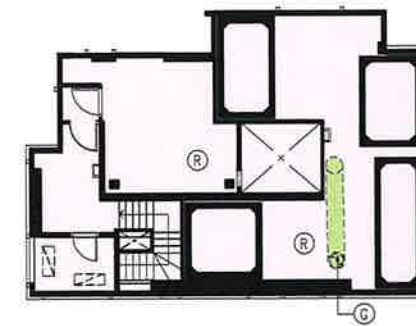
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CHAN WAN MING
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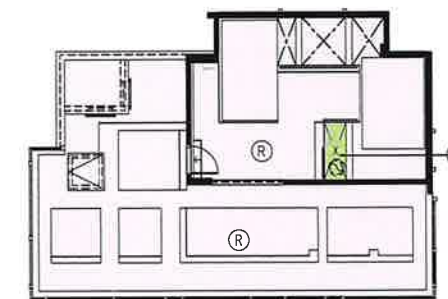
12 AUG 2026



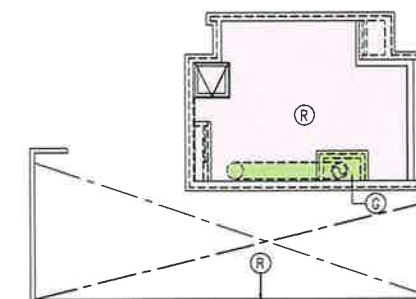
EMERALD AVENUE TOWER 2 – ROOF FLOOR PLAN



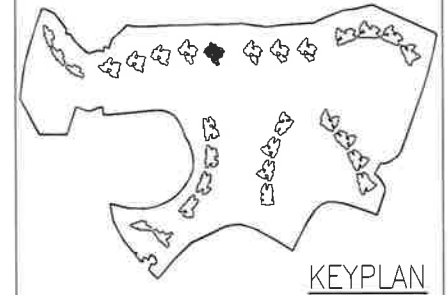
EMERALD AVENUE TOWER 2 – UPPER ROOF PLAN



EMERALD AVENUE TOWER 2 – BMU LEVEL PLAN



EMERALD AVENUE TOWER 2 – TOP ROOF PLAN



COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS
AND FACILITIES WITHIN PHASE 2C(2)
- (G) DEVELOPMENT COMMON AREAS
AND FACILITIES WITHIN PHASE 2C(2)

C	12 AUG 2026	4TH ISSUE
B	27 JUL 2026	3TH ISSUE
A	15 JUN 2026	2ND ISSUE
—	13 APR 2026	1ST ISSUE
NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂



PROJECT / 工程項目
SAI SHA RESIDENCES
8 HOI YING ROAD, TAI PO
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 圖名
EMERALD AVENUE TOWER 2
ROOF FLOOR PLAN, UPPER ROOF PLAN
BMU LEVEL PLAN AND TOP ROOF PLAN

SCALE / 比例 1:2500A3	JOB NUMBER / 工程編號 5552B
DATE / 日期 JUN 2022	DRAWING NUMBER / 圖號 DMC-T11-004
- A B C	

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審批
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I HEREBY CERTIFY THE ACCURACY OF THIS PLAN



CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)
12 AUG 2026

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