

Dated the _____ day of _____ 20____

LIGHT TIME INVESTMENTS LIMITED
as the First Owner

and

[]
as the Phase 2A 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 2A OF SAI SHA RESIDENCES)



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 2A 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. [] (the “**Principal Deed**”).
- (B) Immediately prior to the Assignment to the Phase 2A First Assignee hereinafter referred to the First Owner is the registered owner of and entitled to All Those 330,050 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 2A** (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 330,050 equal undivided 3,000,000th parts or shares referred to in recital (B) are sub-allocated to the various parts of Phase 2A in the manner set out in the First Schedule hereto.
- (D) By an Assignment bearing even date herewith and made between the First Owner of the one part and the Phase 2A First Assignee of the other part, in consideration therein expressed the First Owner assigned unto the Phase 2A 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 2A (the “**Phase 2A 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 2A 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:-

“Accessible Residential Car Parking Space within Phase 2A”

means the Accessible Residential Car Parking Space which is located within Phase 2A which is located on G1 Floor and for the purposes of identification only shown coloured Red and marked with “a” on the Sub-Deed Plans (drawing no. DMC-2A-03-1);

“Common Areas and Facilities within Phase 2A”

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

“Development Common Areas and Facilities within Phase 2A”

means those parts of the Common Areas and Facilities within Phase 2A 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 2A:-
- (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 2A as may from time to time be designated as the Development Common Areas and Facilities within Phase 2A in accordance with this Sub-Deed or any Sub-Sub-Deed(s)

but excluding:-

- (i) the Residential Common Areas and Facilities within Phase 2A; 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;

“Greener Areas with Common Access within Phase 2A”

means the Greener Areas with Common Access which are located within Phase 2A 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 2A”

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 2A with open kitchen which is respectively shown and coloured Violet on the Sub-Deed Plans;

“Noise Mitigation Measures within Phase 2A”

means the Noise Mitigation Measures forming part of the Residential Units within Phase 2A including but not limited to the measures set out in the Second Schedule hereto and the Noise Mitigation Measures forming part of the Residential Common Areas and Facilities within Phase 2A, the location of which are respectively shown and marked on the Sub-Deed Plans;

“Non-enclosed Areas within Phase 2A”

means collectively:-

- (a) the balconies of the Residential Units within Phase 2A 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; and
- (b) the utility platforms of the Residential Units within Phase 2A 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;

“Phase 2A”

means Phase 2A of the Development as demarcated in the Building Plans comprising Coral Avenue Tower 1, Coral Avenue Tower 2, Coral Avenue Tower 3 and Coral Avenue Tower 5, podium floors, 727 Residential Units and the Common Areas and Facilities within Phase 2A;

“Residential Common Areas and Facilities within Phase 2A”

means those parts of the Common Areas and Facilities within Phase 2A 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 Accessible Residential Car Parking Space within Phase 2A, the Greener Areas with Common Access within Phase 2A, solid balustrades forming part of the Noise Mitigation Measures within Phase 2A, cast-in anchors for anchoring of fall-arresting-devices by workers, covered landscape areas (for the purpose of identification only shown coloured Red Hatched Brown on the Sub-Deed Plans), and such of the passages, common corridors and lift lobbies, entrances, landings, entrance lobbies, AMR rooms, hose reels, management

office (for the purpose of identification only marked “Management Office” on the Sub-Deed Plans), structural walls, stairways, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, 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 rooms, fire services & sprinkler pump room, fire services pipe ducts, fire services water tank rooms, fireman’s lift lobbies, fan rooms, flushing water tank, pipe ducts (P.D.), potable water tank, potable and flushing water pump room, refuse storage and material recovery rooms, switch rooms, telecommunication broadcasting equipment rooms, lift machine rooms, telecommunication ducts, transformer rooms, water meter cabinet, staff changing, 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), common flat roofs, 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 2A 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 2A:-

(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 Hatched Black and Red Hatched Brown on the Sub-Deed Plans; and

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

but excluding:-

- (i) the Development Common Areas and Facilities within Phase 2A; 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;

“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 2A (including without limitation the Common Areas and Facilities within Phase 2A); 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 2A setting forth the rights and obligations of any component part of Phase 2A 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 of or Section of 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 2A First Assignee the whole of Phase 2A together with the appurtenances thereto and the entire rents and profits thereof SAVE AND EXCEPT the Phase 2A First Assignee’s Unit and the Common Areas and Facilities within Phase 2A and SUBJECT TO the rights and privileges granted to the Phase 2A 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 2A 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 2A First Assignee

The Phase 2A 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 2A 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 2A 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 2A 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 2A 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 2A 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, 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 2A with which such balcony, utility platform, flat roof, roof, garden or stairhood is held.

7. Common Areas and Facilities within Phase 2A

- (a) The Common Areas and Facilities within Phase 2A shall form part of the Common Areas and Facilities.

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

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 2A

- (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 2A together with the Common Areas and Facilities within Phase 2A 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 2A 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 2A 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 2A together with the Common Areas and Facilities within Phase 2A 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. Accessible Residential Car Parking Space within Phase 2A

The Accessible Residential Car Parking Space within Phase 2A shall form part of the Accessible Residential Car Parking Spaces. All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Accessible Residential Car Parking Spaces shall apply to the Accessible Residential Car Parking Space within Phase 2A.

12. Greenery Areas with Common Access within Phase 2A

The Greenery Areas with Common Access within Phase 2A 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 2A.

13. Kitchen Wall within Phase 2A

The Kitchen Wall within Phase 2A 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 2A.

14. Noise Mitigation Measures within Phase 2A

The Noise Mitigation Measures within Phase 2A shall form part of the Noise Mitigation Measures. All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Noise Mitigation Measures shall apply to the Noise Mitigation Measures within Phase 2A.

15. Non-enclosed Areas within Phase 2A

The Non-enclosed Areas within Phase 2A 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 2A.

16. 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.

17. 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 2A (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 2A or (as the case may be) the Manager. The covenants and provisions of this Sub-Deed are binding on all Owners of Phase 2A and the benefit and burden thereof are annexed to the Land and the Development and to the Undivided Share(s) in respect thereof.

18. 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.

19. Plans of Common Areas and Facilities within Phase 2A

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

20. 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 2A and the Common Areas and Facilities within Phase 2A 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 FIRST SCHEDULE

Allocation of Undivided Shares

Section 1: Summary

<u>Description</u>	<u>Undivided Shares</u>
Phase 2A	
(a) Residential Units	328,050
(b) Common Areas and Facilities within Phase 2A	2,000
Total for Phase 2A:	<u>330,050</u>

Section 2: Allocation of Undivided Shares to each Residential Unit

1. Coral Avenue Tower 1

Floor	Flat	Note	No. of Undivided Shares	
			Each Flat	Sub-Total
G1/F	C	1	753	753
	D	1	504	504
	E	1	514	514
	F	1	822	822
	G	1	346	346
	H	1	744	744
G2/F	C	3	577	577
	D	2	369	369
	E	2	385	385
	F	3	626	626
	G	2	266	266
	H	3	579	579
	J	2	268	268
1/F	A	4	481	481
	B	4	427	427
	C	3	577	577
	D	2	369	369
	E	2	385	385
	F	3	626	626
	G	2	266	266
	H	3	579	579
	J	2	268	268
	A	3	417	3,336
2/F-10/F (8 storeys)	B	3	382	3,056
	C	3	577	4,616
	D	2	369	2,952
	E	2	385	3,080
	F	3	626	5,008
	G	2	266	2,128
	H	3	579	4,632
	J	2	268	2,144
	A	3	417	417
	B	3	382	382
11/F	C	3	577	577
	D	2	369	369
	E	2	385	385
	F	3	629	629
	G	6	757	757
	H	2	268	268
	A	3	417	1,251
	B	3	382	1,146
12/F-16/F (3 storeys)	C	3	577	1,731
	D	2	369	1,107

	E	2	385	1,155
	F	3	629	1,887
	G	3	732	2,196
	H	2	268	804
17/F	A	5	1,012	1,012
	B	5	1,045	1,045
	C	5	1,002	1,002
	D	5	998	998
Total:				60,801

Remark: No 4/F, 13/F and 14/F.

Note 1: means including the garden(s) thereof.

Note 2: means including the balcony thereof.

Note 3: means including the balcony and the utility platform thereof.

Note 4: means including the flat roof(s) adjacent thereto.

Note 5: means including the flat roof(s) adjacent thereto and the roof(s) thereabove.

Note 6: means including utility platform thereof and the flat roof(s) adjacent thereto.

2. Coral Avenue Tower 2

Floor	Flat	Note	No. of Undivided Shares	
			Each Flat	Sub-Total
G1/F	C	1	758	758
	D	1	507	507
	E	1	510	510
	F	1	592	592
	G	1	548	548
	H	1	492	492
G2/F	C	3	578	578
	D	2	371	371
	E	2	380	380
	F	3	453	453
	G	3	403	403
	H	2	375	375
1/F	A	4	704	704
	B	6	440	440
	C	3	578	578
	D	2	371	371
	E	2	380	380
	F	3	453	453
	G	3	403	403
	H	2	375	375
	J	4	323	323

2/F-21/F (17 storeys)	A	3	629	10,693
	B	3	405	6,885
	C	3	578	9,826
	D	2	371	6,307
	E	2	380	6,460
	F	3	453	7,701
	G	3	403	6,851
	H	3	383	6,511
	J	2	268	4,556
	A	5	1,294	1,294
22/F	B	5	1,059	1,059
	C	5	966	966
	D	5	907	907
	Total:			80,010

Remark: No 4/F, 13/F and 14/F.

Note 1: means including the garden(s) thereof.

Note 2: means including the balcony thereof.

Note 3: means including the balcony and the utility platform thereof.

Note 4: means including the flat roof(s) adjacent thereto.

Note 5: means including the flat roof(s) adjacent thereto and the roof(s) thereabove.

Note 6: means including the utility platform thereof and the flat roof(s) adjacent thereto.

3. Coral Avenue Tower 3

Floor	Flat	Note	No. of Undivided Shares	
			Each Flat	Sub-Total
G1/F	C	1	758	758
	D	1	507	507
	E	1	510	510
	F	1	596	596
	G	1	548	548
	H	1	492	492
G2/F	C	3	578	578
	D	2	371	371
	E	2	380	380
	F	3	453	453
	G	3	403	403
	H	2	375	375
1/F	A	4	704	704
	B	6	440	440
	C	3	578	578
	D	2	371	371
	E	2	380	380
	F	3	453	453
	G	3	403	403
	H	2	375	375
	J	4	323	323

2/F-23/F (19 storeys)	A	3	629	11,951
	B	3	405	7,695
	C	3	578	10,982
	D	2	371	7,049
	E	2	380	7,220
	F	3	453	8,607
	G	3	403	7,657
	H	3	383	7,277
	J	2	268	5,092
	A	5	1,294	1,294
25/F	B	5	1,059	1,059
	C	5	966	966
	D	5	907	907
	Total:			87,754

Remark: No 4/F, 13/F, 14/F and 24/F.

Note 1: means including the garden(s) thereof.

Note 2: means including the balcony thereof.

Note 3: means including the balcony and the utility platform thereof.

Note 4: means including the flat roof(s) adjacent thereto.

Note 5: means including the flat roof(s) adjacent thereto and the roof(s) thereabove.

Note 6: means including the utility platform thereof and the flat roof(s) adjacent thereto.

4. Coral Avenue Tower 5

Floor	Flat	Note	No. of Undivided Shares	
			Each Flat	Sub-Total
G1/F	C	1	758	758
	D	1	507	507
	E	1	510	510
	F	1	596	596
	G	1	548	548
	H	1	508	508
G2/F	C	3	581	581
	D	2	371	371
	E	2	380	380
	F	3	453	453
	G	3	403	403
	H	2	375	375
1/F	A	4	704	704
	B	4	451	451
	C	3	580	580
	D	2	371	371
	E	2	380	380
	F	3	453	453
	G	3	403	403
	H	2	375	375
	J	4	368	368

2/F-27/F (22 storeys)	A	3	629	13,838
	B	3	405	8,910
	C	3	580	12,760
	D	2	371	8,162
	E	2	380	8,360
	F	3	453	9,966
	G	3	403	8,866
	H	3	383	8,426
	J	2	268	5,896
				Total: 99,485
28/F	A	5	1,294	1,294
	B	5	1,059	1,059
	C	5	966	966
	D	5	907	907

Remark: No 4/F, 13/F, 14/F and 24/F.

Note 1: means including the garden(s) thereof.

Note 2: means including the balcony thereof.

Note 3: means including the balcony and the utility platform thereof.

Note 4: means including the flat roof(s) adjacent thereto.

Note 5: means including the flat roof(s) adjacent thereto and the roof(s) thereabove.

THE SECOND SCHEDEULE

Noise Mitigation Measures within Phase 2A

The following Noise Mitigation Measures form part of the Residential Units within Phase 2A:-

- (a) Baffle type acoustic window;
- (b) Baffle type acoustic balcony; and
- (c) Maintenance window (closed except for maintenance access only).

The First Owner

Phase 2A First Assignee

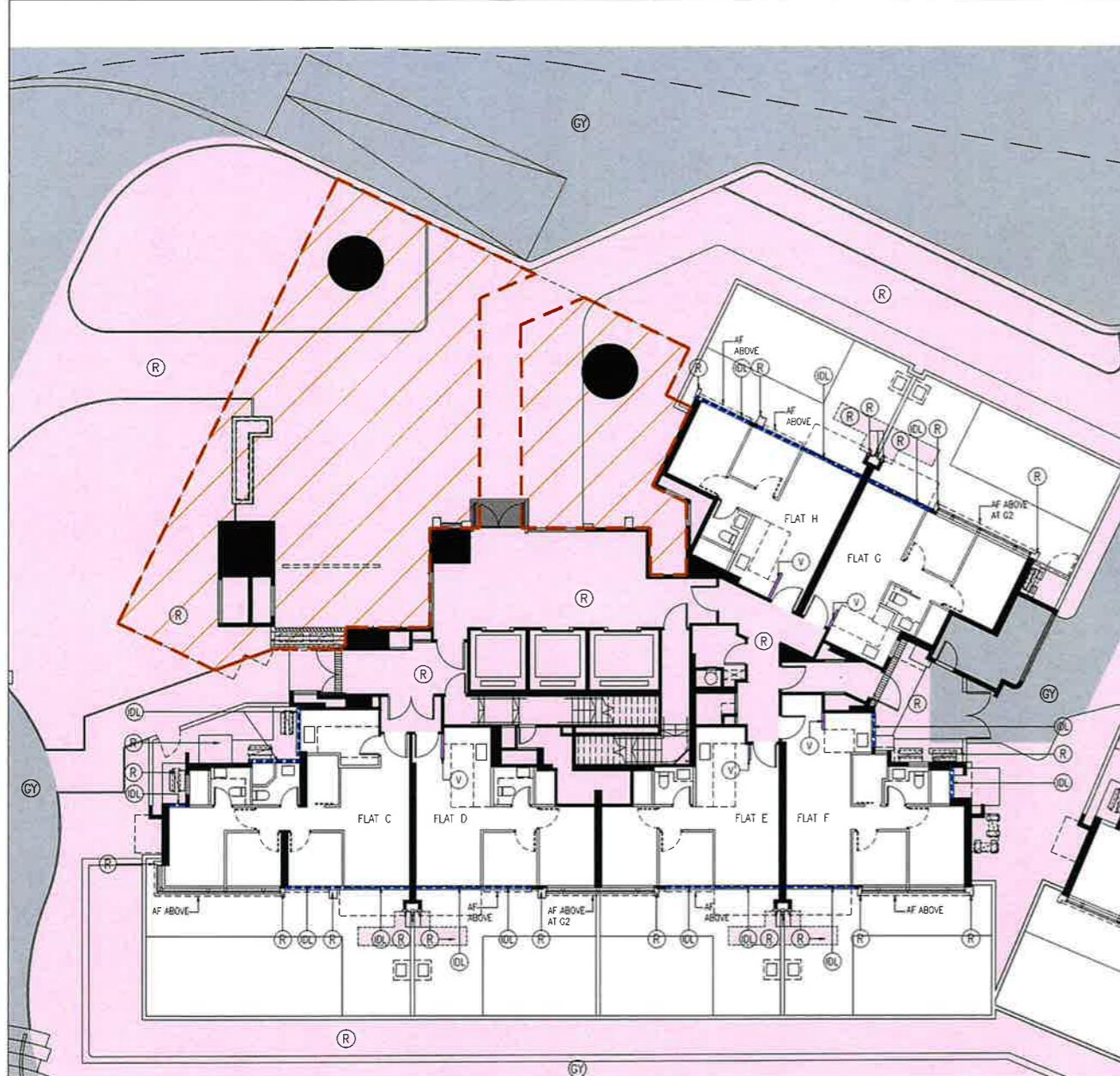
[Where the Phase 2A First Assignee is an individual(s)]

INTERPRETED to the Phase 2A First Assignee by:-

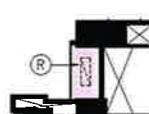
[OR where the Phase 2A First Assignee adopts common seal]

[OR where the Phase 2A First Assignee does not adopt common seal]

The DMC Manager



CORAL AVENUE TOWER 5 – G1 FLOOR PLAN



CORAL AVENUE TOWER 5 –
PART PLAN OF G1 FLOOR PLAN

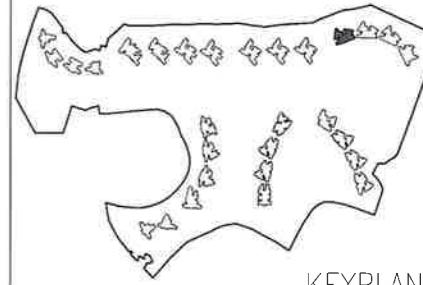


CORAL AVENUE TOWER 5 – G2 FLOOR PLAN

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Wan Ming
CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)

31 OCTOBER 2025



COLOUR LEGEND

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

LEGEND

AF ARCHITECTURAL FEATURE

K	31 OCT 2025	11TH ISSUE
J	16 OCT 2025	10TH ISSUE
H	10 SEP 2024	9TH ISSUE
G	10 MAY 2024	8TH ISSUE
NUMBER / 參號	DATE / 日期	AMENDMENT / 变更

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PROJECT / 工程名
SAI SHA DEVELOPMENT
SAI SHA, SHAP SZE HEUNG,
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 圖名
PRINCIPAL DMC PLAN – CORAL AVENUE TOWER 5
G1 FLOOR PLAN & G2 FLOOR PLAN

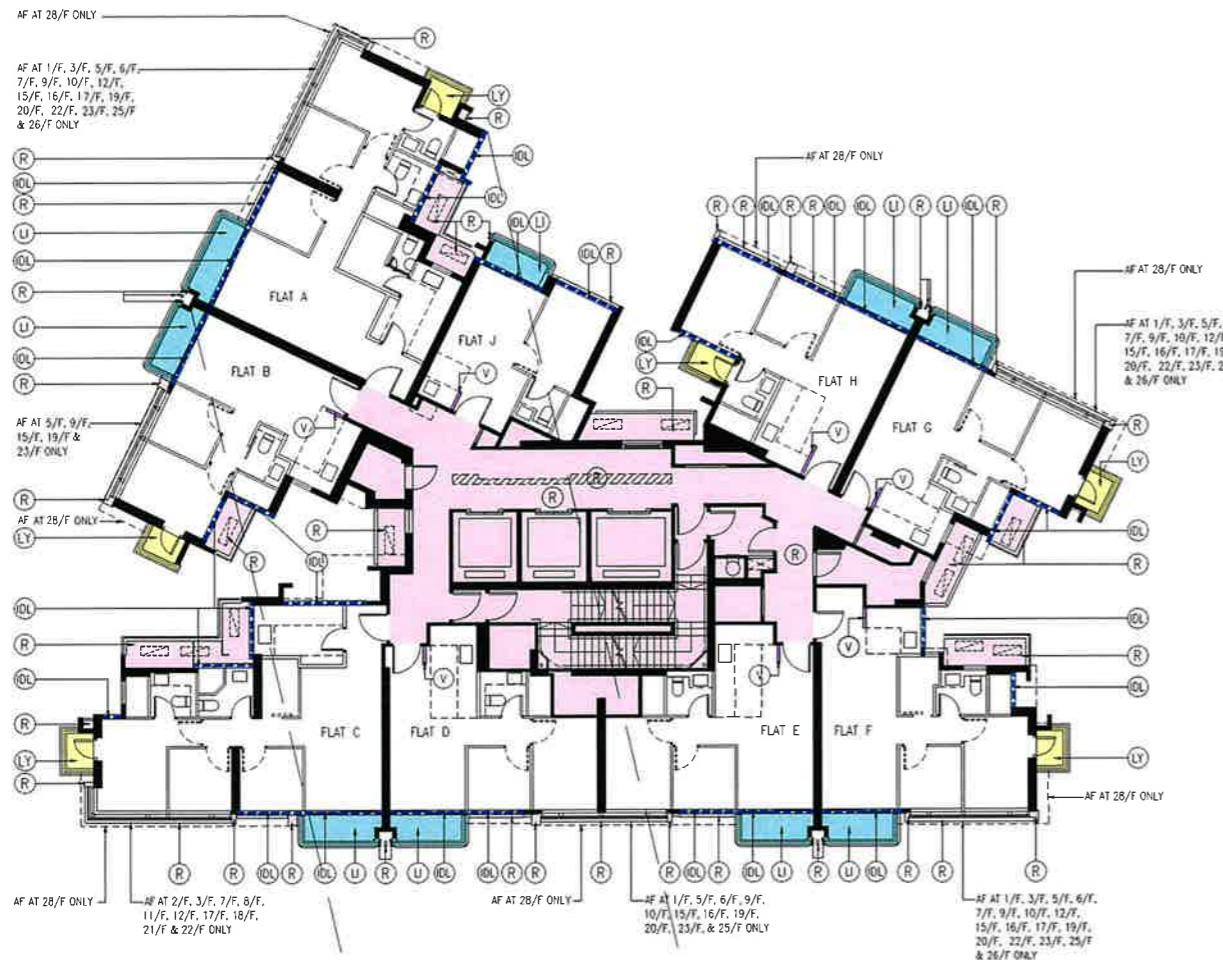
SCALE / 比例
1:250@3
DATE / 日期
MAR 2022

JOB NUMBER / 工程號
5552B
DRAWING NUMBER / 資料號
DMC-T17-001

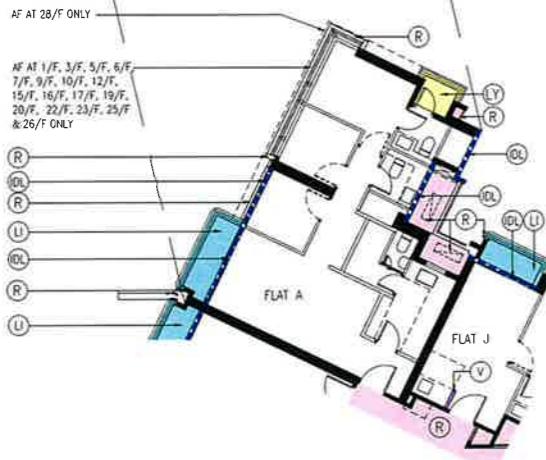
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CORAL AVENUE TOWER 5 – TYPICAL FLOOR PLAN (2/F TO 27/F)
(4/F, 13/F, 14/F AND 24/F OMITTED)



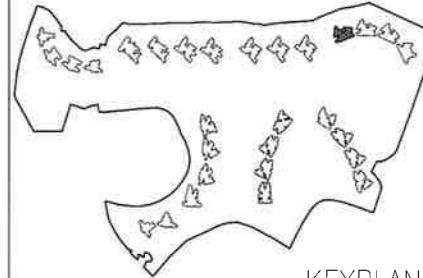
CORAL AVENUE TOWER 5 – PART PLAN OF 18/F-27/F



CORAL AVENUE TOWER 5 – 1/F FLOOR PLAN

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

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AUTHORIZED PERSON (ARCHITECT)
31 OCTOBER 2025



COLOUR LEGEND

-  RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A
-  WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A)
-  KITCHEN WALL WITHIN PHASE 2A
-  BALCONY
-  UTILITY PLATFORM
-  NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)

LEGEND

AF ARCHITECTURAL FEATURE

K	31 OCT 2025	11TH ISSUE
J	16 OCT 2025	10TH ISSUE
H	10 SEP 2024	9TH ISSUE
G	10 MAY 2024	8TH ISSUE

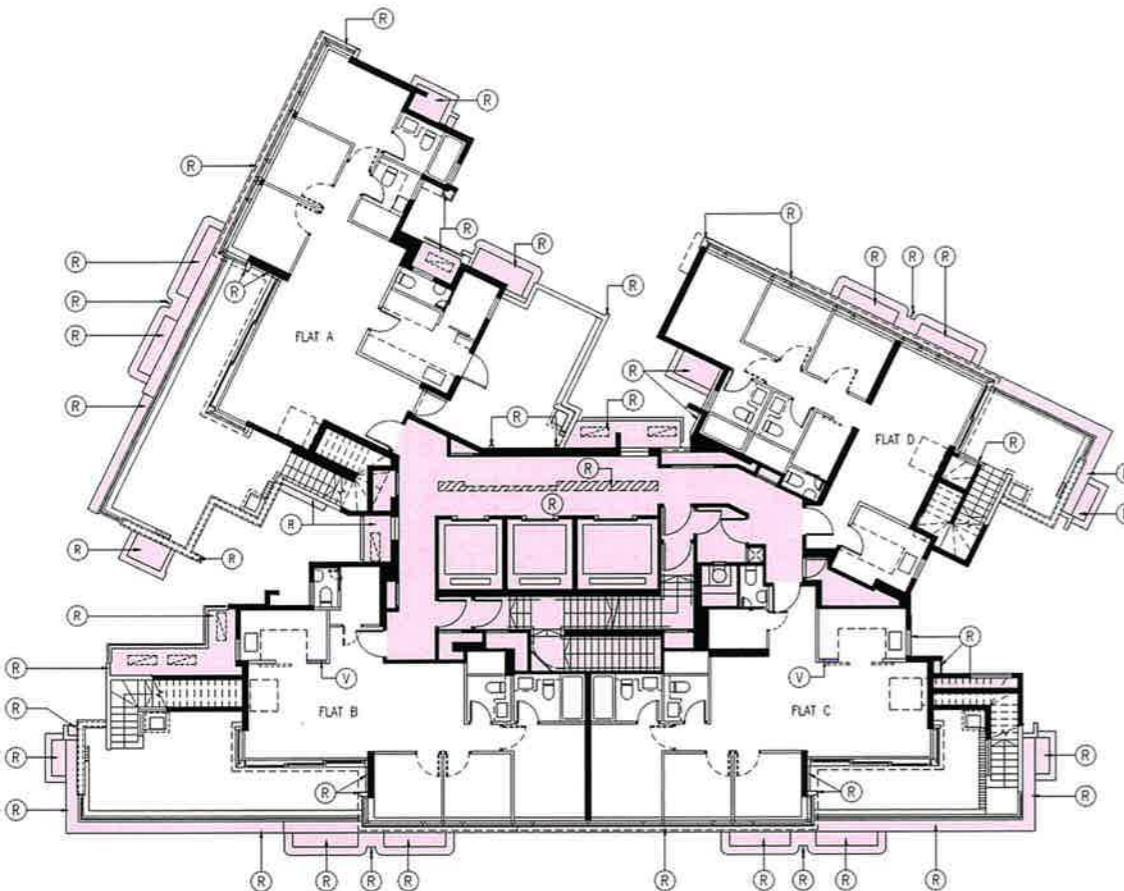
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PROJECT / 129611
SAI SHA DEVELOPMENT
SAI SHA, SHAP SZE HEUNG,
NEW TERRITORIES, HONG KONG
SITE B - TPTI 253 RP

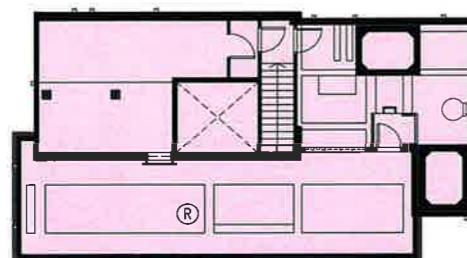
DRAWING / 図名
PRINCIPAL DMC PLAN - CORAL AVENUE TOWER 5
TYPICAL FLOOR PLAN (1/F TO 27/F) &
PART PLAN OF FLAT ROOF AT 1/F

SCALE / 比例	JOB NUMBER / 工程號
1:250@A3	5552B
DATE / 日期	DRAWING NUMBER / 製圖號
MAR 2022	DMC-T17-002

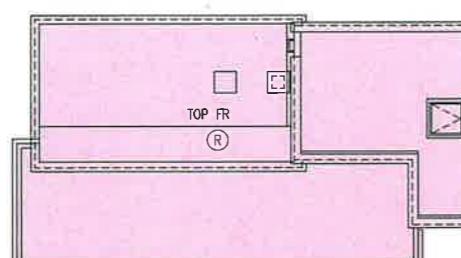
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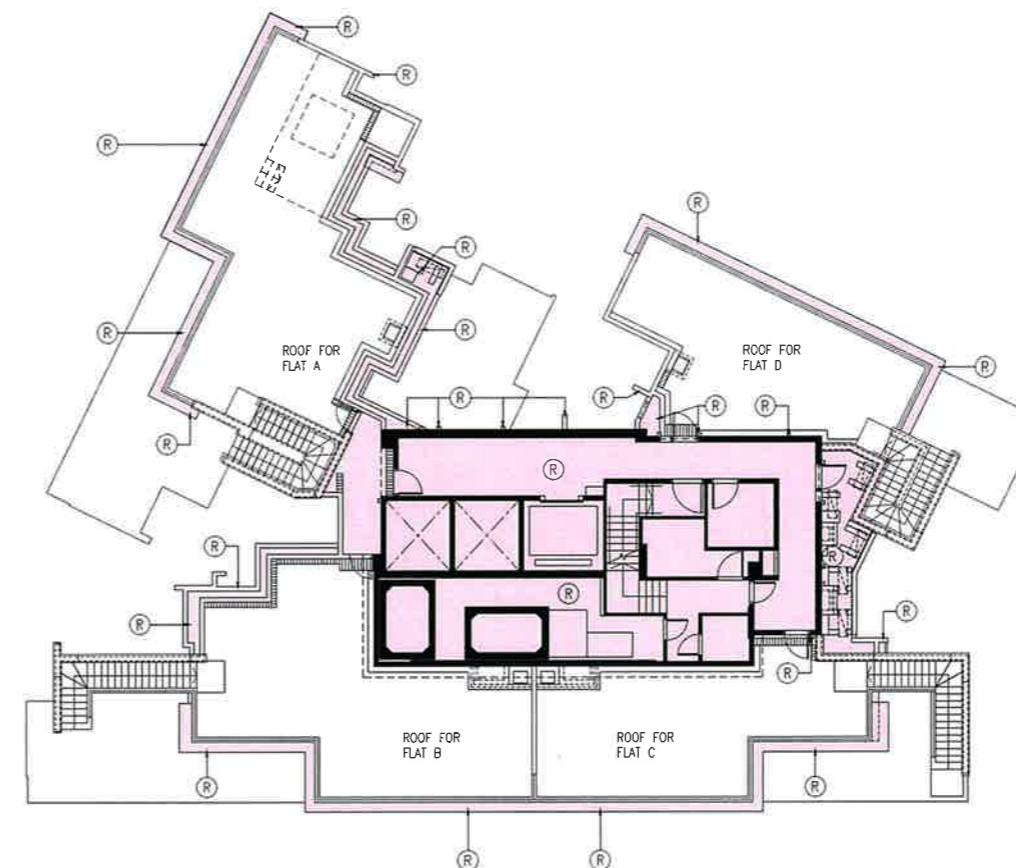
CORAL AVENUE TOWER 5 – 28/F FLOOR PLAN



CORAL AVENUE TOWER 5 – UPPER ROOF PLAN



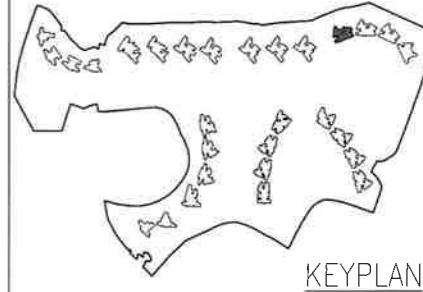
CORAL AVENUE TOWER 5 – TOP ROOF PLAN



CORAL AVENUE TOWER 5 – ROOF FLOOR PLAN

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)
31 OCTOBER 2025



KEYPLAN

(R)	RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A
(R)	WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A)
(V)	KITCHEN WALL WITHIN PHASE 2A

LEGEND

FR FLAT ROOF

K	31 OCT 2025	11TH ISSUE
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NUMBER / 号码	DATE / 日期	AMENDMENT / 改订

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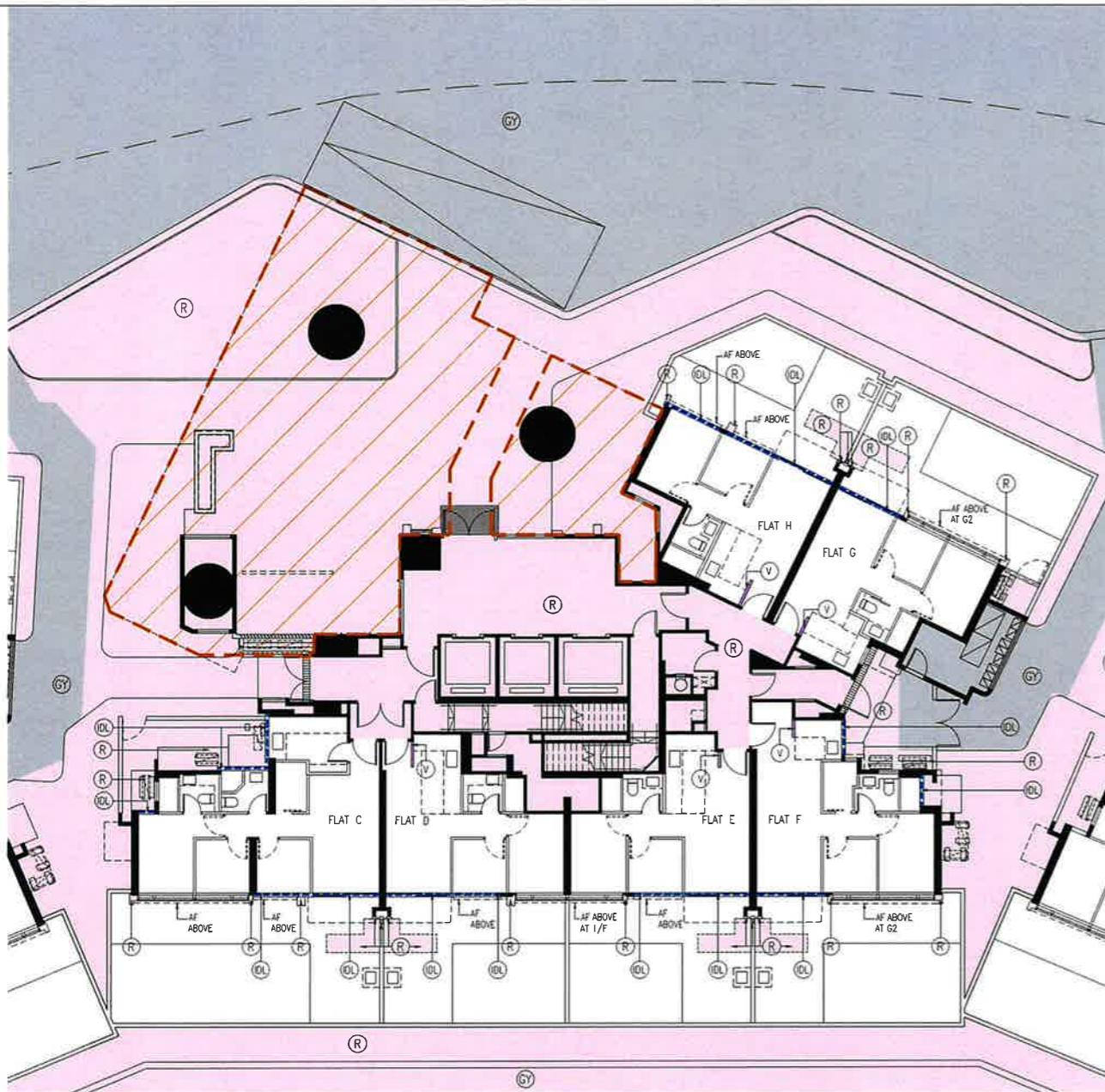
PROJECT / 工程项目
SAI SHA DEVELOPMENT
SAI SHA, SHAP SZE HEUNG,
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 畫名
PRINCIPAL DMC PLAN – CORAL AVENUE TOWER 5
28TH FLOOR PLAN, ROOF FLOOR PLAN
UPPER ROOF PLAN & TOP ROOF PLAN

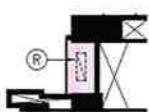
SCALE / 比例	JOB NUMBER / 工程編號
1:2500A3	5552B
DATE / 日期	DRAWING NUMBER / 畫號
MAR 2022	DMC-T17-003
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CORAL AVENUE TOWER 3 – G1 FLOOR PLAN



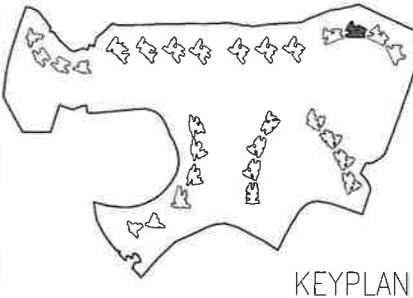
CORAL AVENUE TOWER 3 –
PART PLAN OF G1 FLOOR PLAN



CORAL AVENUE TOWER 3 – G2 FLOOR PLAN

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)
31 OCTOBER 2025



COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A
- (W) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A)
- (V) KITCHEN WALL WITHIN PHASE 2A
- (L) BALCONY
- (Y) UTILITY PLATFORM
- (IDL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)
- (CL) COVERED LANDSCAPED AREA (RED HATCHED BROWN)
- (CY) OTHER PHASE(S)

LEGEND

- AF ARCHITECTURAL FEATURE

K	31 OCT 2025	11TH ISSUE
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NUMBER / 版號	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 工程項目

SAI SHA DEVELOPMENT
SAI SHA, SHAP SZE HEUNG,
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 繪圖
PRINCIPAL DMC PLAN – CORAL AVENUE TOWER 3
G1 FLOOR PLAN & G2 FLOOR PLAN

SCALE / 比例
1:2500A3

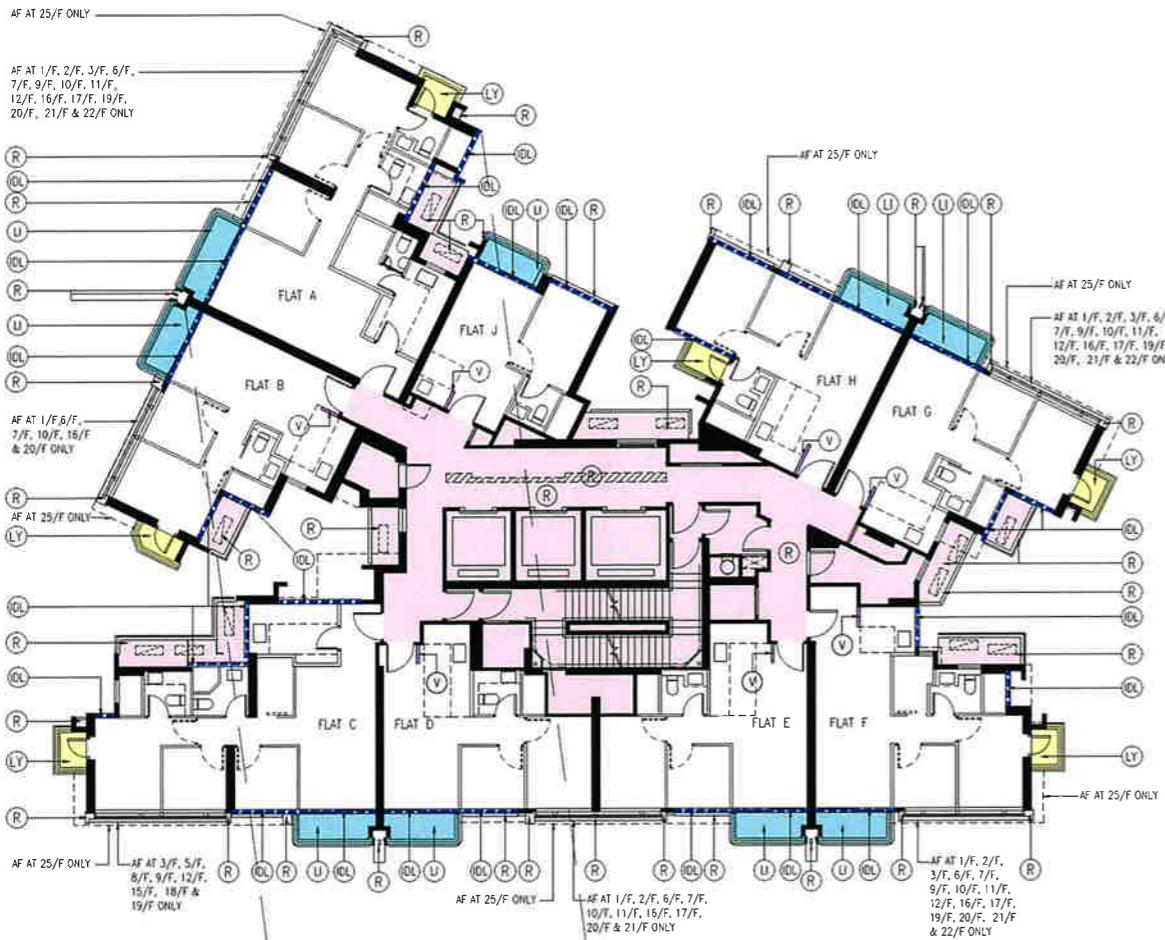
JOB NUMBER / 工程編號
5552B

DRAWING NUMBER / 繪圖
DMC-T18-001

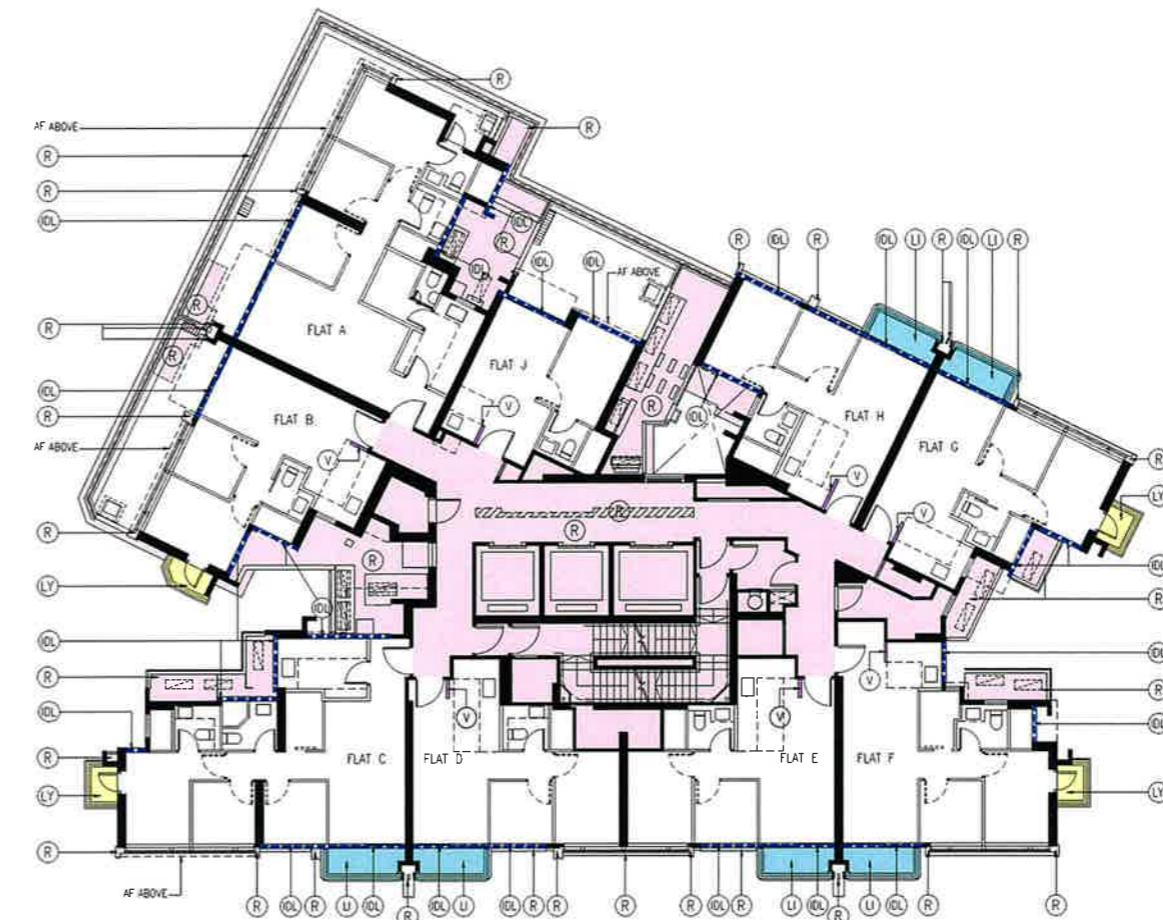
G | H | J | K | | | |

DESIGNED / 設計
CHECKED / 檢核
APPROVED / 審定

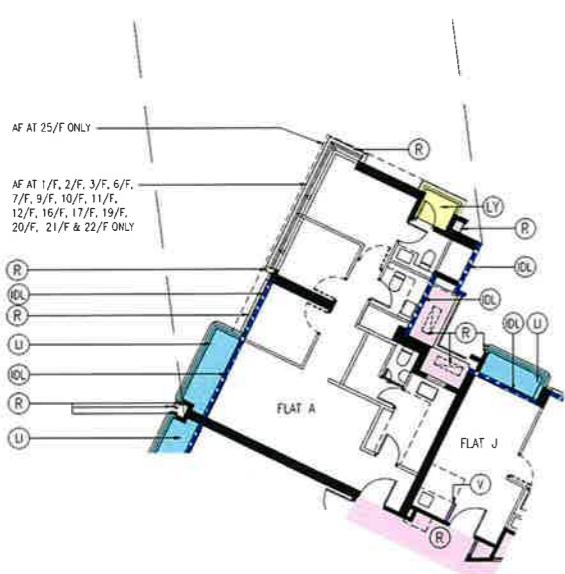
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CORAL AVENUE TOWER 3 – TYPICAL FLOOR PLAN (2/F TO 23/F)
(4/F, 13/F AND 14/F OMITTED)

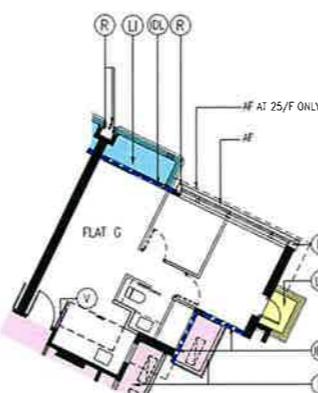


CORAL AVENUE TOWER 3 – 1/F FLOOR PLAN



CORAL AVENUE TOWER 3 – PART PLAN OF 20/F

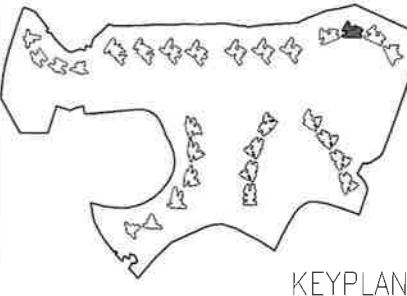
CORAL AVENUE TOWER 3 – PART PLAN OF 17/F-23/F



I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Wan Ming

CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)
31 OCTOBER 2025



COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A
- (BL) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A)
- (V) KITCHEN WALL WITHIN PHASE 2A
- (LI) BALCONY
- (LY) UTILITY PLATFORM
- (IDL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)

LEGEND

- AF ARCHITECTURAL FEATURE

K	31 OCT 2025	11TH ISSUE
J	16 OCT 2025	10TH ISSUE
H	10 SEP 2024	9TH ISSUE
G	10 MAY 2024	8TH ISSUE
NUMBER / NO.	DATE / 日期	AMENDMENT / 改動

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PROJECT / 项目

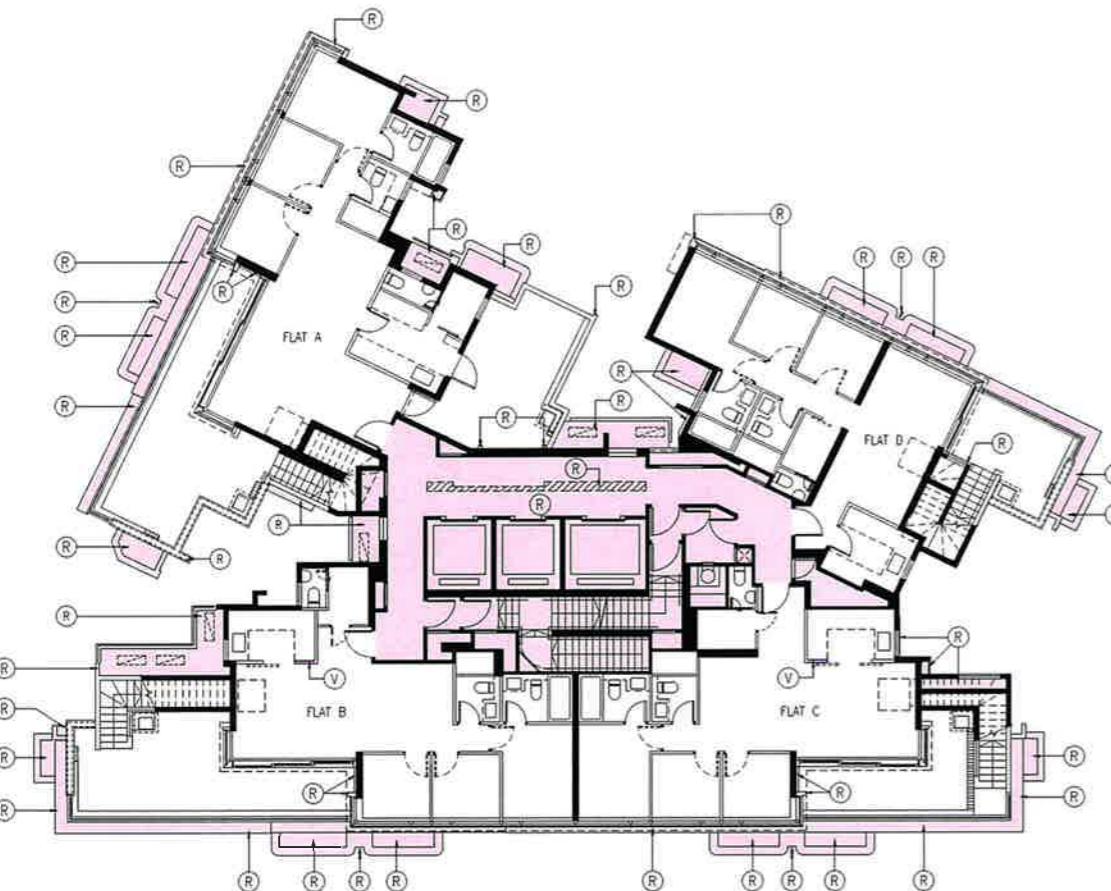
SAI SHA DEVELOPMENT
SAI SHA, SHAP SZE HEUNG,
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 圖名
PRINCIPAL DMC PLAN – CORAL AVENUE TOWER 3
TYPICAL FLOOR PLAN (1/F TO 23/F) &
PART PLAN OF FLAT ROOF AT 1/F

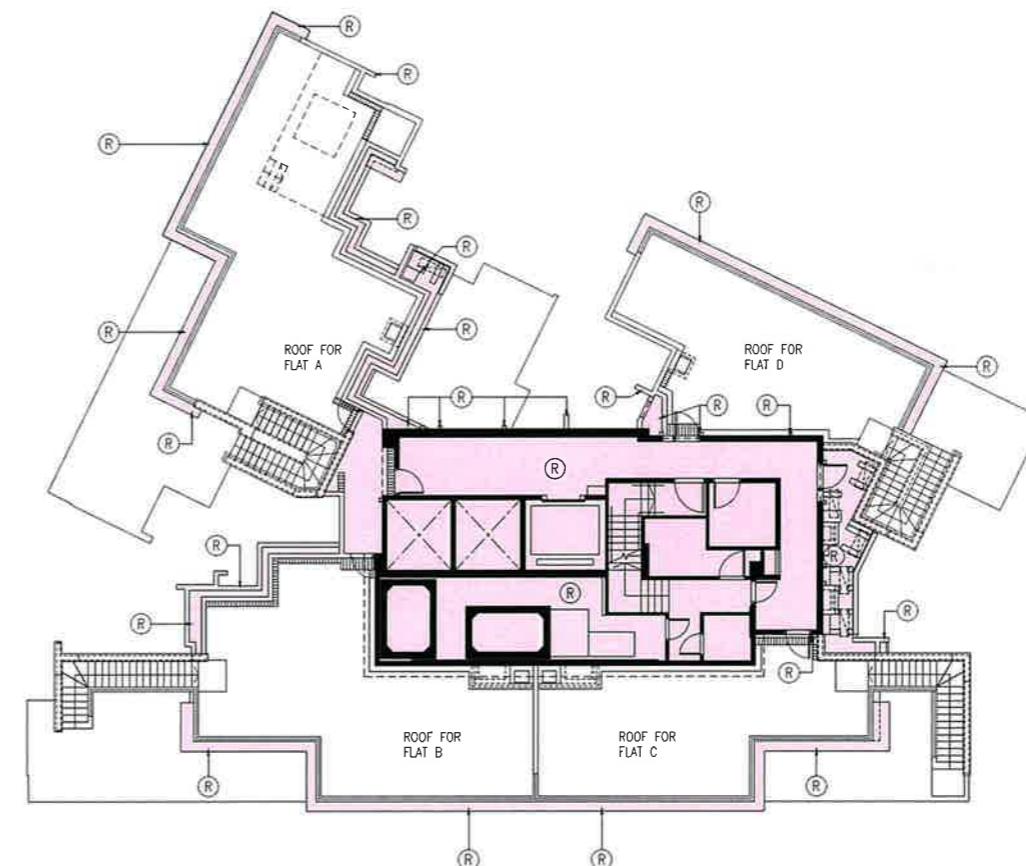
SCALE / 比例
1:2500A3
JOB NUMBER / 工程編號
5552B
DATE / 日期
MAR 2022
DRAWING NUMBER / 賣號
DMC-T18-002
G | H | J | K |

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CHECKED / 檢核
APPROVED / 審定

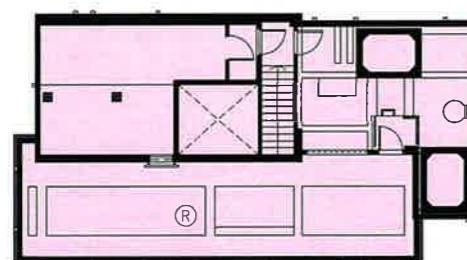
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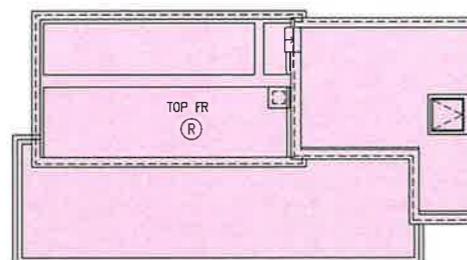
CORAL AVENUE TOWER 3 – 25/F FLOOR PLAN



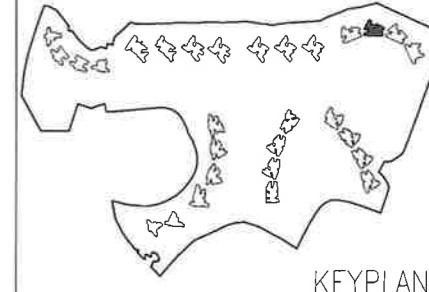
CORAL AVENUE TOWER 3 – ROOF FLOOR PLAN



CORAL AVENUE TOWER 3 – UPPER ROOF PLAN



CORAL AVENUE TOWER 3 – TOP ROOF PLAN



KEYPLAN

	RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A
	WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A)
	KITCHEN WALL WITHIN PHASE 2A

LEGEND

FR FLAT ROOF

K	31 OCT 2025	11TH ISSUE
J	16 OCT 2025	10TH ISSUE
H	10 SEP 2024	9TH ISSUE
G	10 MAY 2024	8TH ISSUE
NUMBER / 版號	DATE / 日期	AMENDMENT / 版次



PROJECT / 工程名
SAI SHA DEVELOPMENT
SAI SHA, SHAP SZE HEUNG,
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 圖名
PRINCIPAL DMC PLAN – CORAL AVENUE TOWER 3
25TH FLOOR PLAN, ROOF FLOOR PLAN
UPPER ROOF PLAN & TOP ROOF PLAN

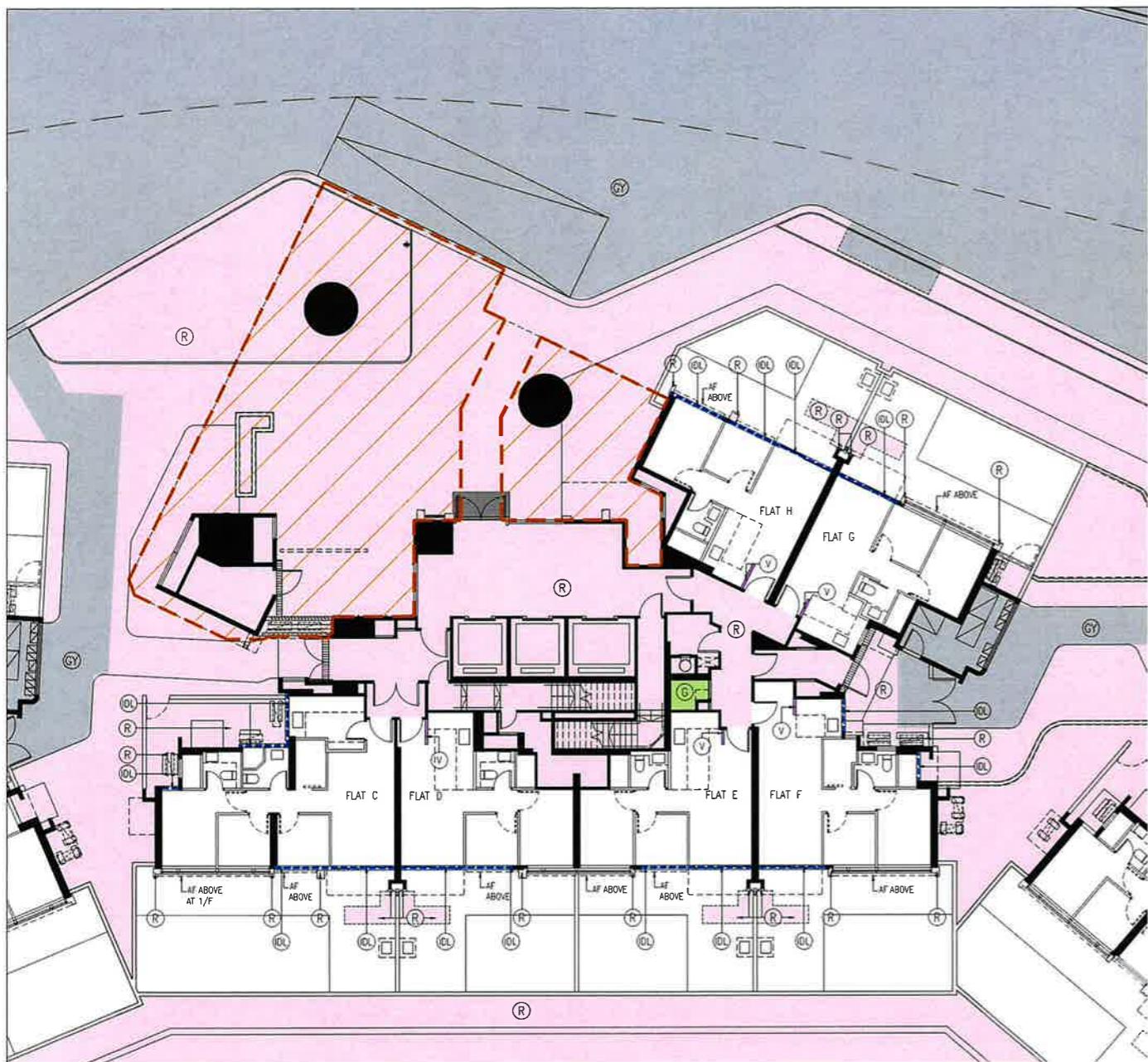
SCALE / 比例	JOB NUMBER / 工程編號
1:2500AJ3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
MAR 2022	DMC-T18-003
G H J K	

DESIGNED / 設計
CHECKED / 審核
APPROVED / 蒙定

Chan Wan Ming

CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)
31 OCTOBER 2025

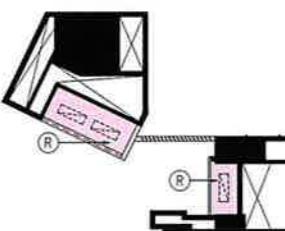
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CORAL AVENUE TOWER 2 - G1 FLOOR PLAN



CORAL AVENUE TOWER 2 - G2 FLOOR PLAN

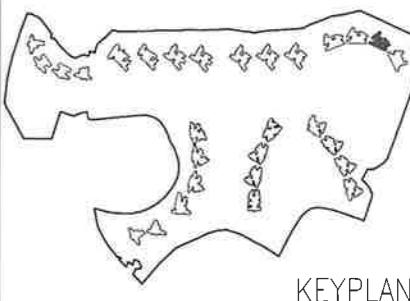


CORAL AVENUE TOWER 2 -
PART PLAN OF G1 FLOOR PLAN

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Wan Ming
CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)

31 OCTOBER 2025



COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A
- (W) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A)
- (V) KITCHEN WALL WITHIN PHASE 2A
- (L) BALCONY
- (Y) UTILITY PLATFORM
- (G) DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 2A
- (IDL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)
- (H) COVERED LANDSCAPED AREA (RED HATCHED BROWN)
- (G) OTHER PHASE(S)

LEGEND

AF ARCHITECTURAL FEATURE

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G	10 MAY 2024	8TH ISSUE
NUMBER / 版次	DATE / 日期	AMENDMENT / 附注

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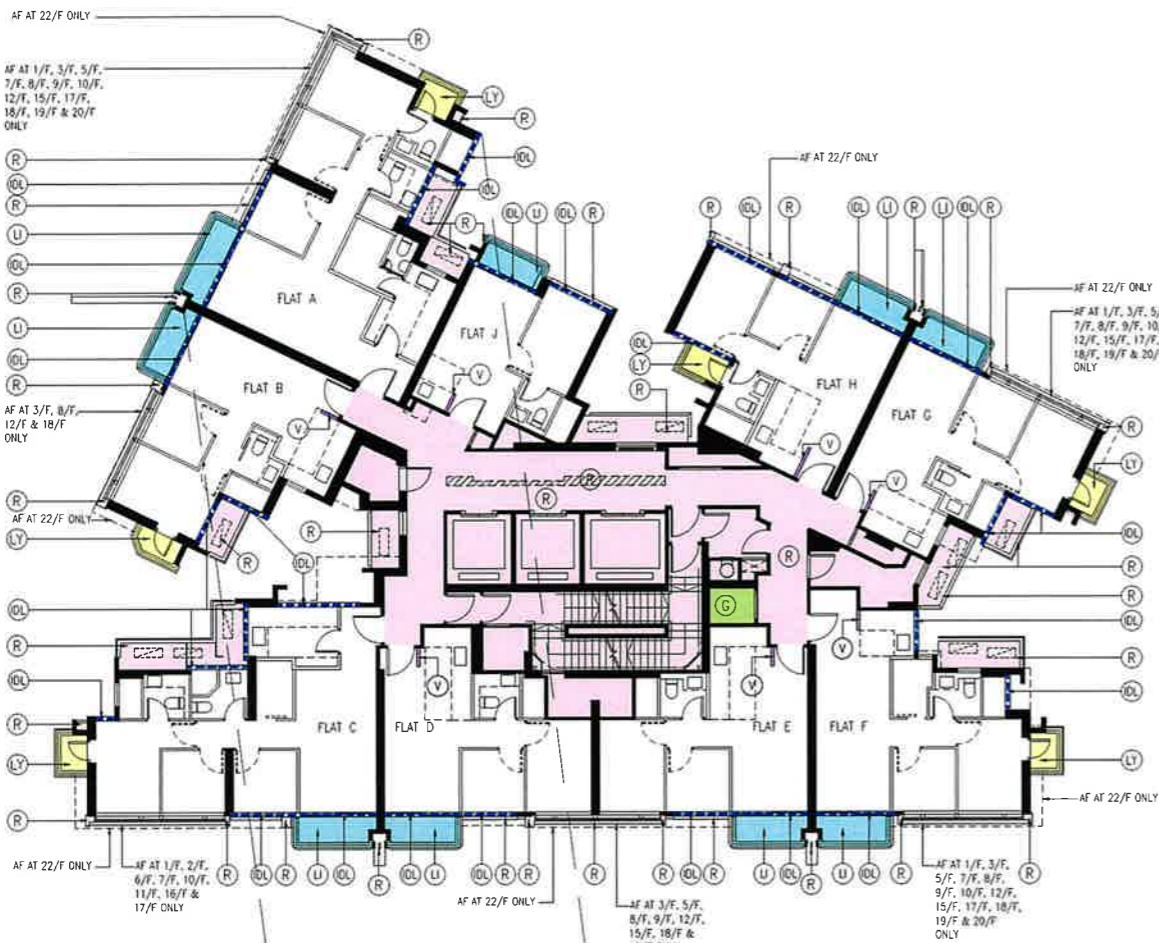
PROJECT / 工程項目
SAI SHA DEVELOPMENT
SAI SHA, SHAP SZE HEUNG,
NEW TERRITORIES, HONG KONG
SITE B - T.P.T.L. 253 RP

DRAWING / 圖名
PRINCIPAL DMC PLAN - CORAL AVENUE TOWER 2
G1 FLOOR PLAN & G2 FLOOR PLAN

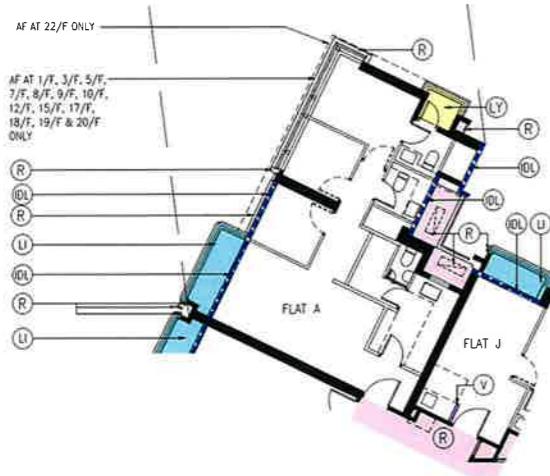
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DATE / 日期
MAR 2022
JOB NUMBER / 工程編號
5552B
DRAWING NUMBER / 圖號
DMC-T19-001
G | H | J | K | I | I |

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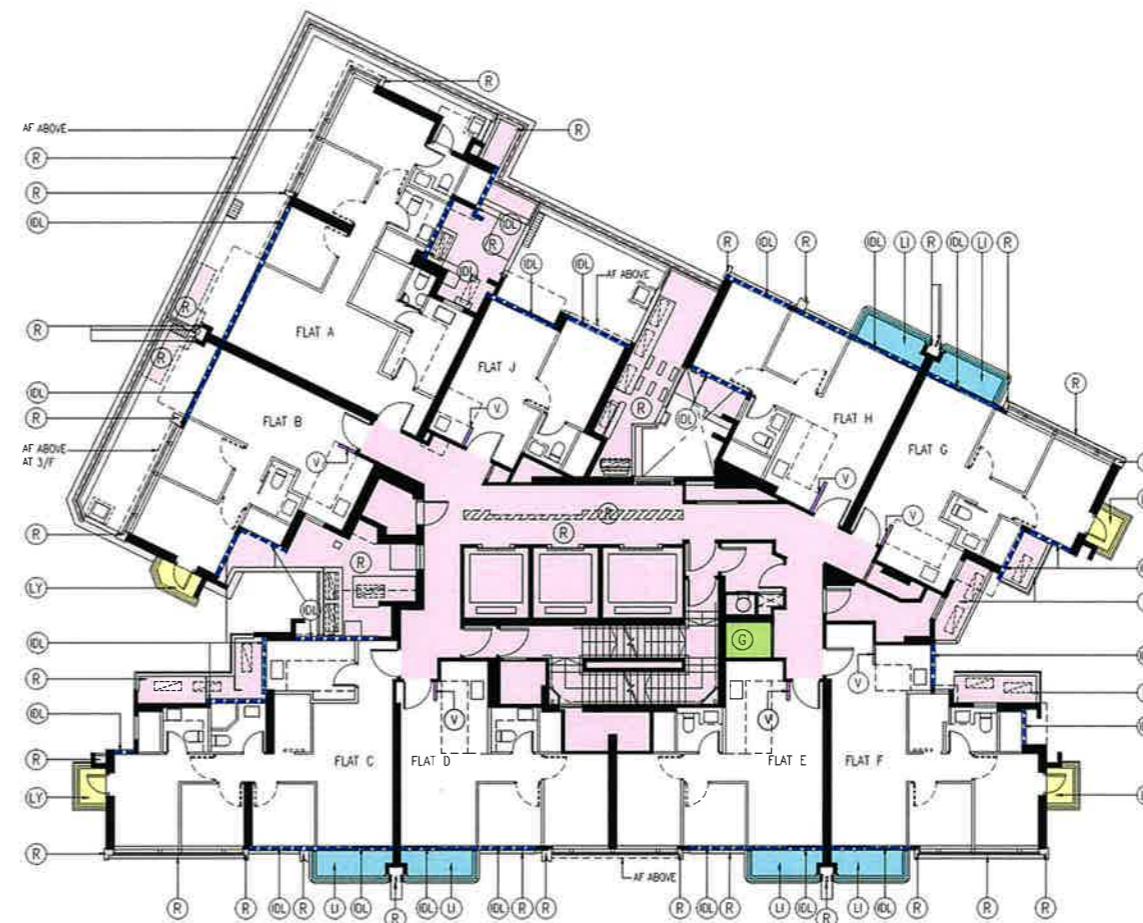
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CORAL AVENUE TOWER 2 – TYPICAL FLOOR PLAN (2/F TO 21/F)
(4/F, 13/F and 14/F OMITTED)



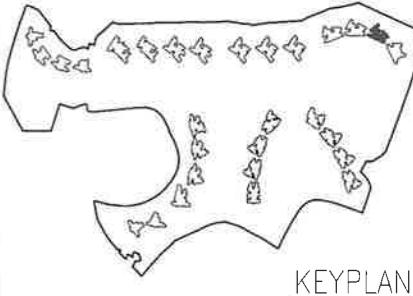
CORAL AVENUE TOWER 2 – PART PLAN OF 15/F-21/F



CORAL AVENUE TOWER 2 – 1/F FLOOR PLAN

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CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)
31 OCTOBER 2025



KEYPLAN	
COLOUR LEGEND	
	RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A
	WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A)
	KITCHEN WALL WITHIN PHASE 2A
	BALCONY
	UTILITY PLATFORM
	DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 2A
	NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)
LEGEND	
AF ARCHITECTURAL FEATURE	

K	31 OCT 2025	11TH ISSUE
J	16 OCT 2025	10TH ISSUE
H	10 SEP 2024	9TH ISSUE
G	10 MAY 2024	8TH ISSUE

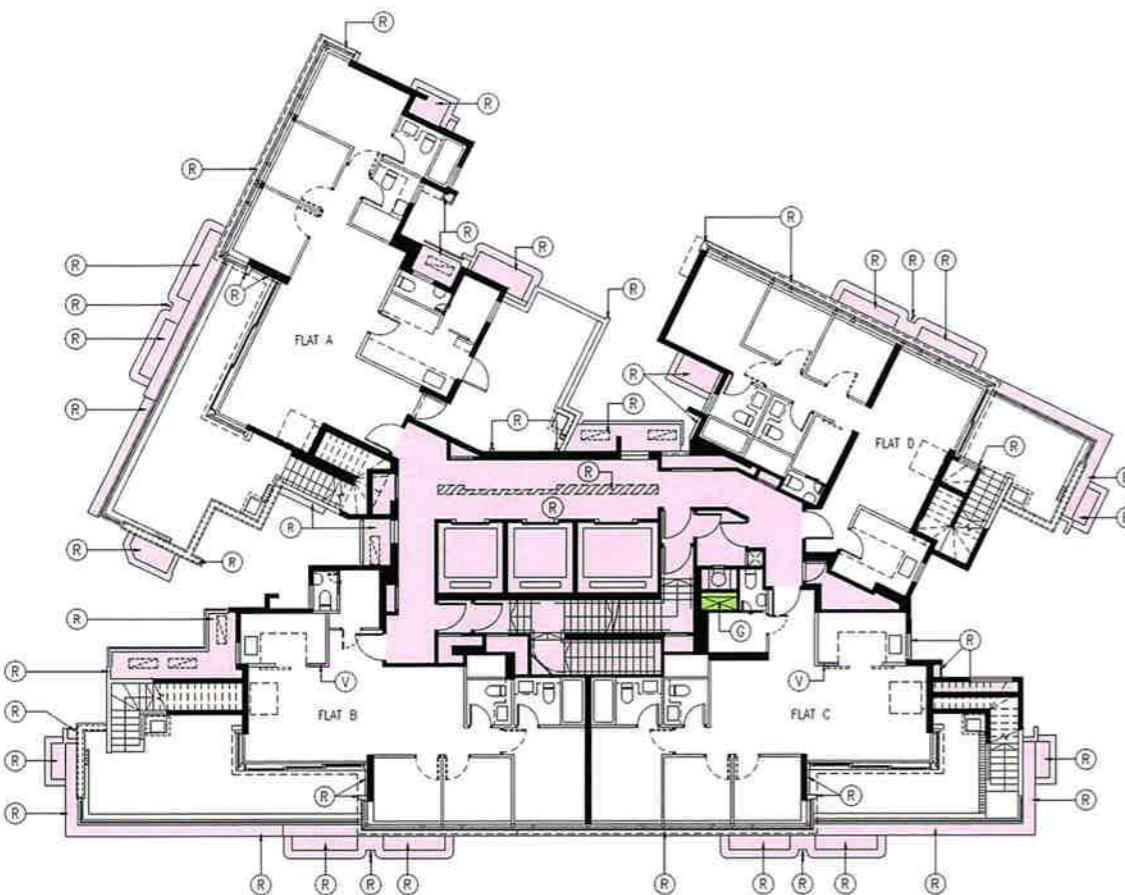
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PROJECT / 工程名
SAI SHA DEVELOPMENT
SAI SHA, SHAP SZE HEUNG,
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

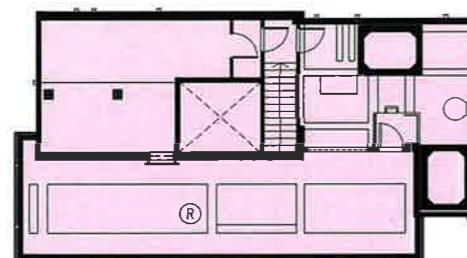
DRAWING / 囖名
PRINCIPAL DMC PLAN – CORAL AVENUE TOWER 2
TYPICAL FLOOR PLAN (1/F TO 21/F) &
PART PLAN OF FLAT ROOF AT 1/F

SCALE / 比例
1:2500 A3
JOB NUMBER / 工程號
55528
DATE / 日期
MAR 2022
DRAWING NUMBER / 囖號
DMC-T19-002
G | H | J | K |
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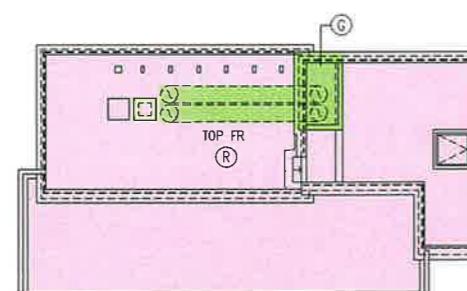
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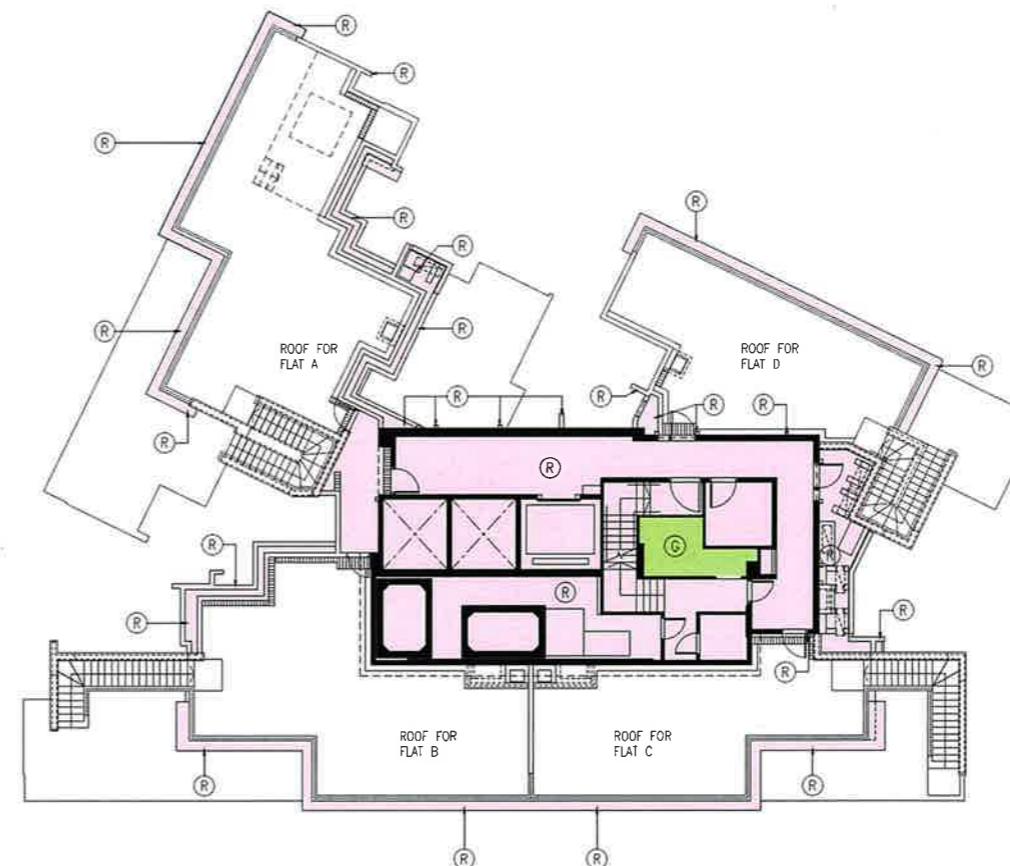
CORAL AVENUE TOWER 2 – 22/F FLOOR PLAN



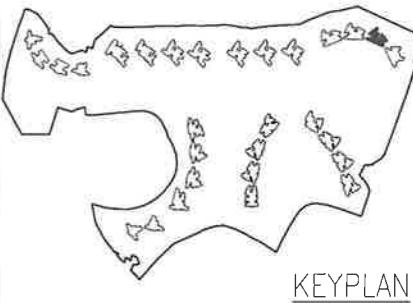
CORAL AVENUE TOWER 2 – UPPER ROOF PLAN



CORAL AVENUE TOWER 2 – TOP ROOF PLAN



CORAL AVENUE TOWER 2 – ROOF FLOOR PLAN



COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A
- (Hatching) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A)
- (Purple) KITCHEN WALL WITHIN PHASE 2A
- (Green) DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 2A

LEGEND

- FR FLAT ROOF

K	31 OCT 2025	11TH ISSUE
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PROJECT / 圖名
SAI SHA DEVELOPMENT
SAI SHA, SHAP SZE HEUNG,
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 圖號
PRINCIPAL DMC PLAN – CORAL AVENUE TOWER 2
22ND FLOOR PLAN, ROOF FLOOR PLAN
UPPER ROOF PLAN & TOP ROOF PLAN

SCALE / 比例
1:2500A3

JOB NUMBER / 工程編號
5552B

DATE / 日期
MAR 2022

DRAWING NUMBER / 圖號
DMC-T19-003

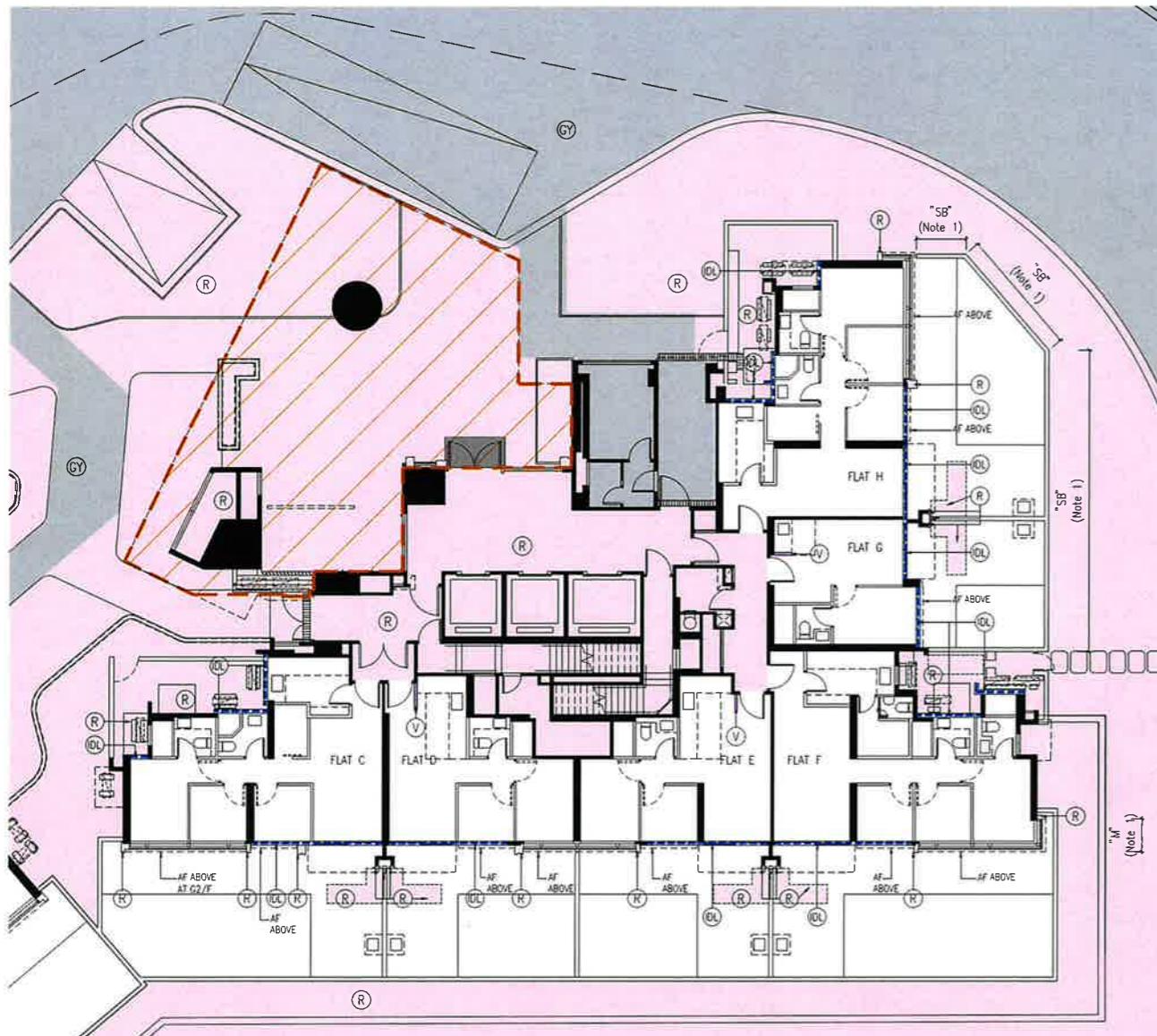
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Chan Wan Ming

CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)
31 OCTOBER 2025

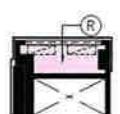
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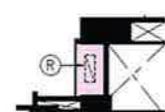
CORAL AVENUE TOWER 1 – G1 FLOOR PLAN



CORAL AVENUE TOWER 1 – G2 FLOOR PLAN



CORAL AVENUE TOWER 1 –
PART PLAN OF G1 FLOOR PLAN



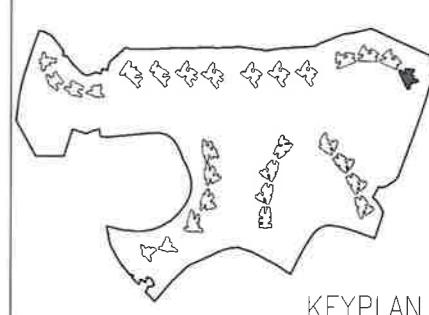
CORAL AVENUE TOWER 1 –
PART PLAN OF G1 FLOOR PLAN

Note 1 NOISE MITIGATION MEASURES WITHIN PHASE 2A
 "AW" BAFFLE TYPE ACOUSTIC WINDOW
 "B" BAFFLE TYPE ACOUSTIC BALCONY
 "M" MAINTENANCE WINDOW
 (CLOSED EXCEPT FOR MAINTENANCE ACCESS ONLY)
 "SB" SOLID BALUSTRADE

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Wan Ming
 CHAN WAN MING
 AUTHORIZED PERSON (ARCHITECT)

31 OCTOBER 2025



COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A
- (WR) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A)
- (V) KITCHEN WALL WITHIN PHASE 2A
- (LI) BALCONY
- (LY) UTILITY PLATFORM
- (IDL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)
- (Z) COVERED LANDSCAPED AREA (RED HATCHED BROWN)
- (CY) OTHER PHASE(S)

LEGEND

AF ARCHITECTURAL FEATURE

K	31 OCT 2025	11TH ISSUE
J	16 OCT 2025	10TH ISSUE
H	10 SEP 2024	9TH ISSUE
G	10 MAY 2024	8TH ISSUE
NUMBER / 參號	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 项目
 SAI SHA DEVELOPMENT
 SAI SHA, SHAP SZE HEUNG,
 NEW TERRITORIES, HONG KONG
 SITE B – T.P.T.L. 253 RP

DRAWING / 圖紙
 PRINCIPAL DMC PLAN – CORAL AVENUE TOWER 1
 G1 FLOOR PLAN & G2 FLOOR PLAN

SCALE / 比例	JOB NUMBER / 工序號
1:2500@A3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
JUNE 2022	DMC-T20-001
G H J K	DESIGNED / 設計 CHECKED / 檢核 APPROVED / 審核

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CORAL AVENUE TOWER 1 – PART PLAN OF FLAT ROOF AT 1/F

CORAL AVENUE TOWER 1 – TYPICAL FLOOR PLAN (1/F TO 10/F) (4/F OMITTED)

CORAL AVENUE TOWER 1 – PART PLAN OF 6/F

CORAL AVENUE TOWER 1 – PART PLAN OF 7/F–10/F

CORAL AVENUE TOWER 1 – PART PLAN OF 1/F

CORAL AVENUE TOWER 1 – PART PLAN OF 11/F

CORAL AVENUE TOWER 1 – TYPICAL FLOOR PLAN (11/F TO 16/F) (13/F AND 14/F OMITTED)

KEYPLAN

COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A
- (W) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A)
- (V) KITCHEN WALL WITHIN PHASE 2A
- (L) BALCONY
- (LY) UTILITY PLATFORM
- (IDL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)

LEGEND

AF ARCHITECTURAL FEATURE

Note 1 NOISE MITIGATION MEASURES WITHIN PHASE 2A
 "AW" BAFFLE TYPE ACOUSTIC WINDOW
 "B" BAFFLE TYPE ACOUSTIC BALCONY
 "M" MAINTENANCE WINDOW
 (CLOSED EXCEPT FOR MAINTENANCE ACCESS ONLY)

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Chan Wan Ming

CHAN WAN MING
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31 OCTOBER 2025

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PROJECT / 工程項目
 SAI SHA DEVELOPMENT
 SAI SHA, SHAP SZE HEUNG,
 NEW TERRITORIES, HONG KONG
 SITE B – T.P.T.L. 253 RP

DRAWING / 資料
 PRINCIPAL DMC PLAN – CORAL AVENUE TOWER 1
 TYPICAL FLOOR PLAN (1/F TO 10/F)
 TYPICAL FLOOR PLAN (11/F TO 16/F)

SCALE / 比例 1:2500A3

JOB NUMBER / 工程編號 5552B

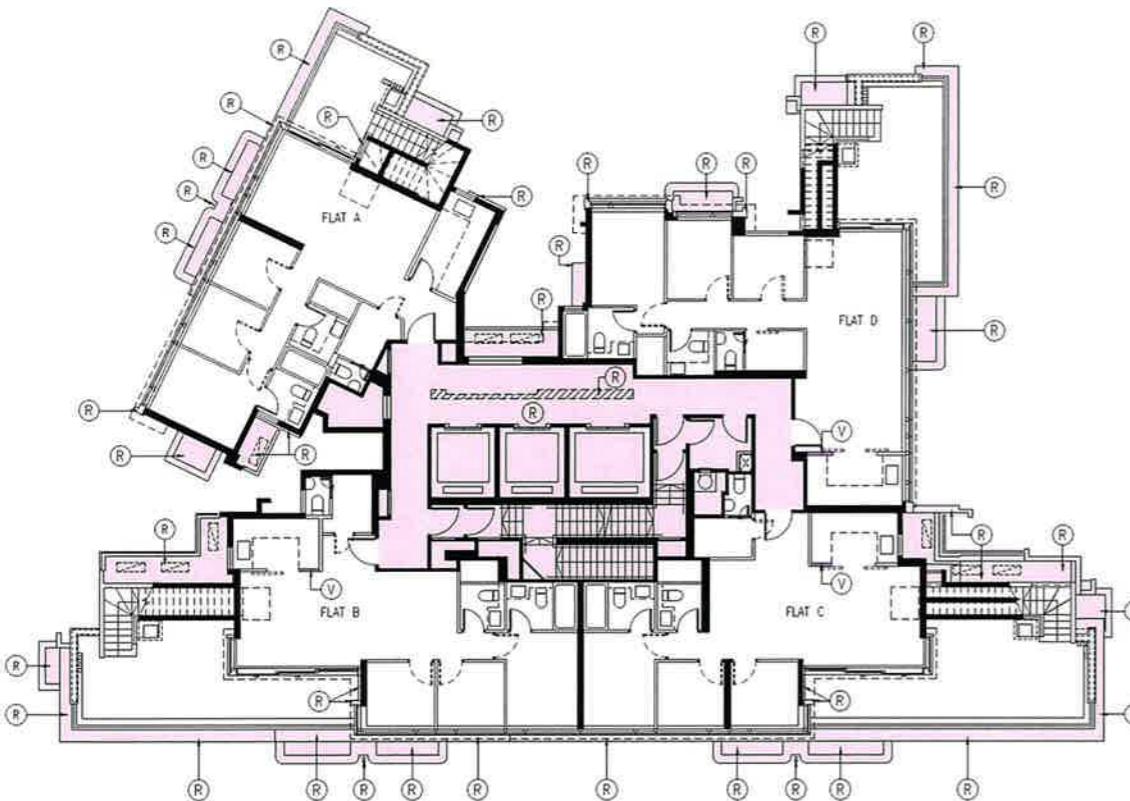
DATE / 日期 JUNE 2022

DRAWING NUMBER / 資料編號 DMC-T20-002

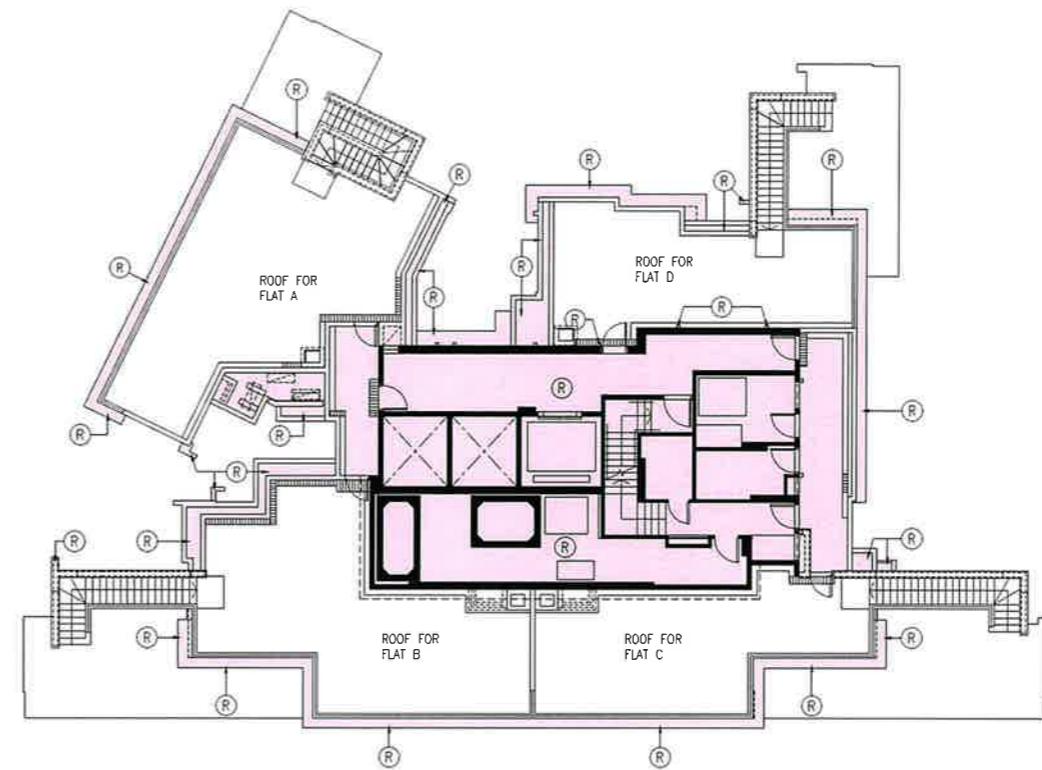
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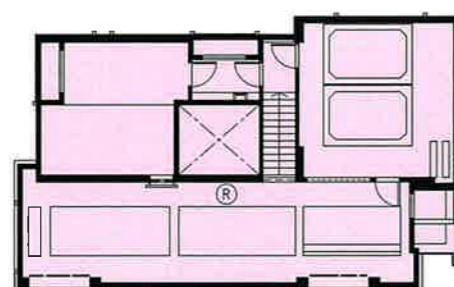
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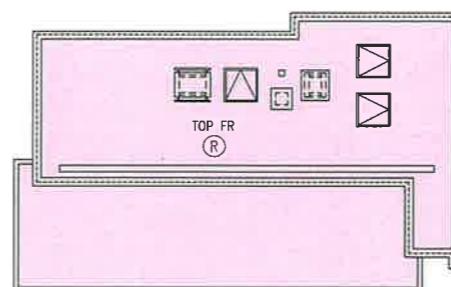
CORAL AVENUE TOWER 1 – 17/F FLOOR PLAN



CORAL AVENUE TOWER 1 – ROOF FLOOR PLAN



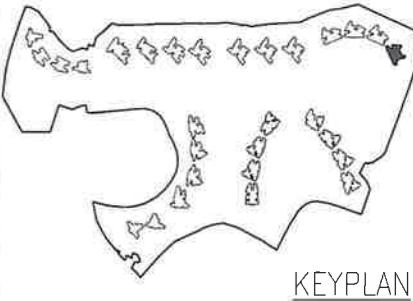
CORAL AVENUE TOWER 1 – UPPER ROOF PLAN



CORAL AVENUE TOWER 1 – TOP ROOF PLAN

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AUTHORIZED PERSON (ARCHITECT)
31 OCTOBER 2025



COLOUR LEGEND

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

(Hatched) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A)

(V) KITCHEN WALL WITHIN PHASE 2A

LEGEND

FR FLAT ROOF

K	31 OCT 2025	11TH ISSUE
J	16 OCT 2025	10TH ISSUE
H	10 SEP 2024	9TH ISSUE
G	10 MAY 2024	8TH ISSUE
NUMBER / 号码	DATE / 日期	AMENDMENT / 版次

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PROJECT / 工程项目
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SAI SHA, SHAP SZE HEUNG,
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 图纸
PRINCIPAL DMC PLAN – CORAL AVENUE TOWER 1
17TH FLOOR PLAN, ROOF FLOOR PLAN
UPPER ROOF & TOP ROOF PLAN

SCALE / 比例	JOB NUMBER / 工程编号
1:250@A3	5552B
DATE / 日期	DRAWING NUMBER / 图纸号
JUNE 2022	DMC-T20-003
G H J K	

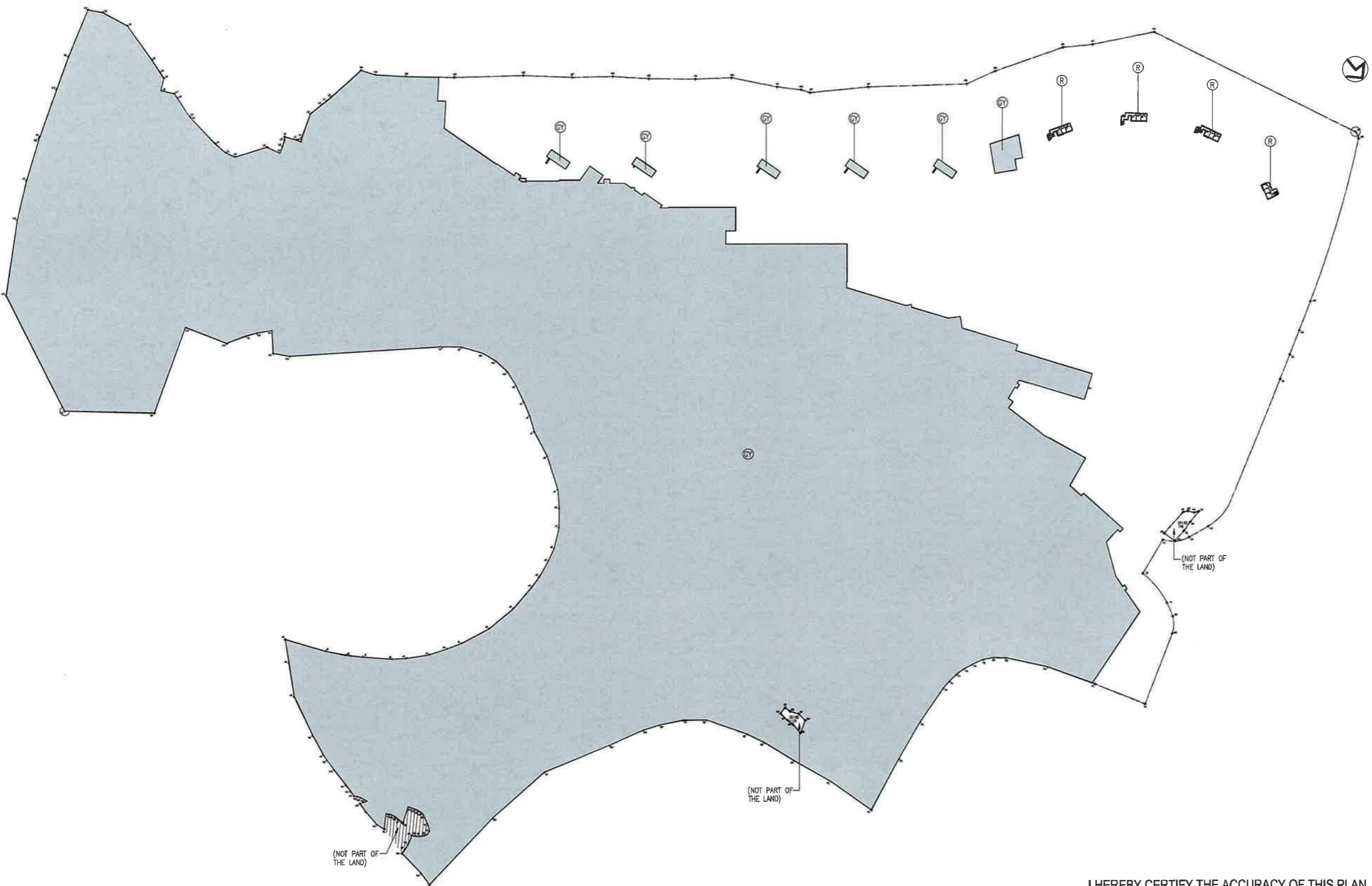
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COLOUR LEGEND

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 RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A



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31 OCTOBER 2025

I	31/10/2025	10TH ISSUE
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G	10/09/2024	8TH ISSUE
F	19/02/2024	7TH ISSUE
E	18/09/2023	6TH ISSUE
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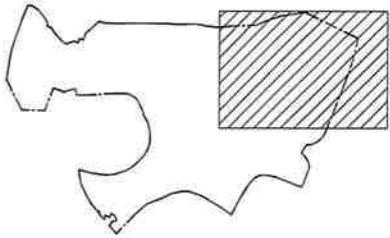
PROJECT / 工程項目
SAI SHA DEVELOPMENT
8 HOI YING ROAD, TAI PO,
NEW TERRITORIES, HONG KONG
SITE B - T.P.T.L. 253 RP

DRAWING / 圖名
PHASE 2A SUB - DMC PLAN
BASEMENT 1 FLOOR

SCALE / 比例 JOB NUMBER / 工程編號
1 : 2000 A3 5552B
DATE / 日期 DRAWING NUMBER / 圖號
JUL 2022 DMC-2A-01

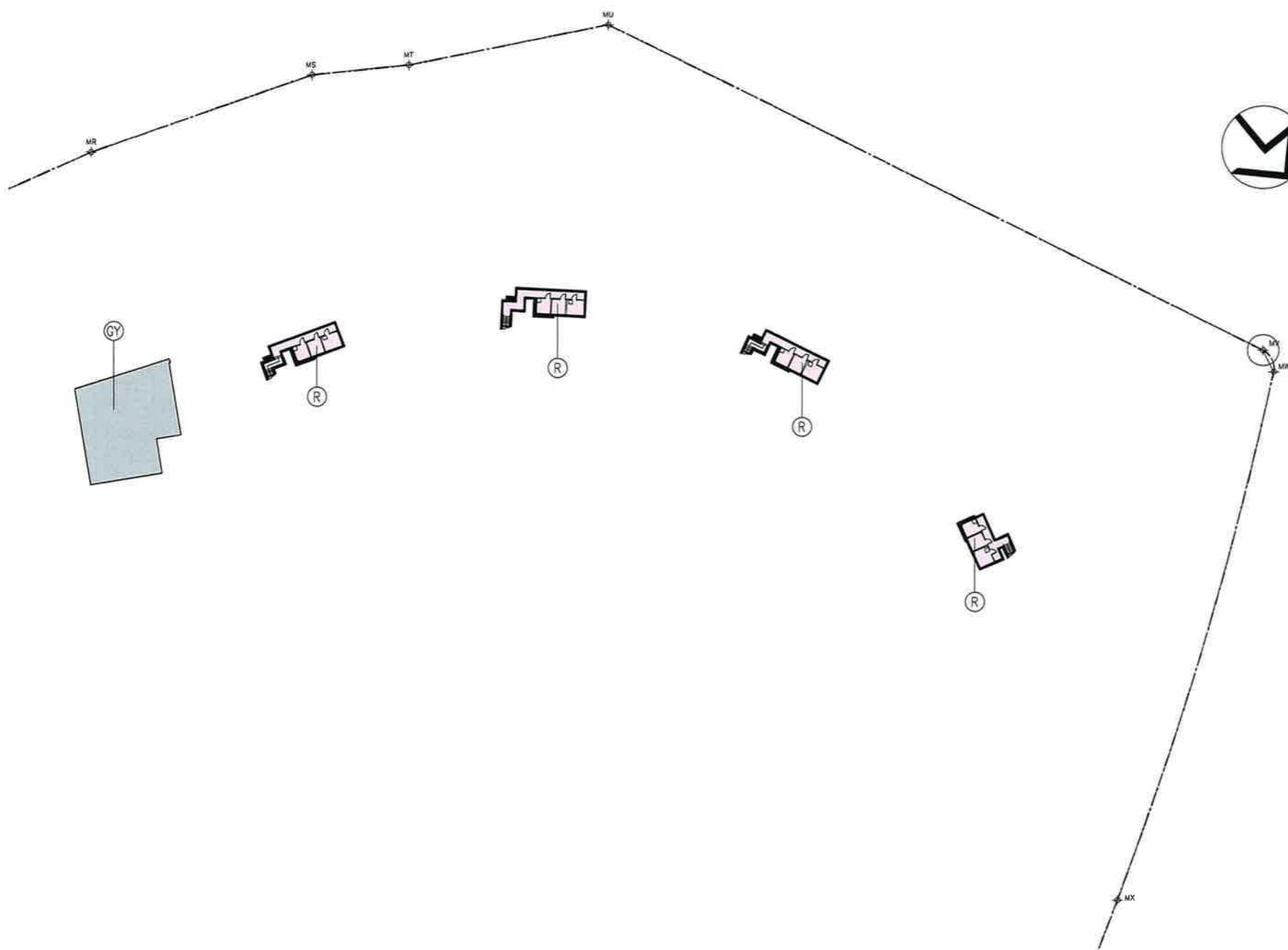
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G	10/09/2024	8TH ISSUE
F	19/02/2024	7TH ISSUE
E	18/09/2023	6TH ISSUE
NUMBER / 1422	DATE / 31/10	AMENDMENT / 1427



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

DRAWING / 圖名
PHASE 2A 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-2A-01-1

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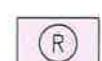
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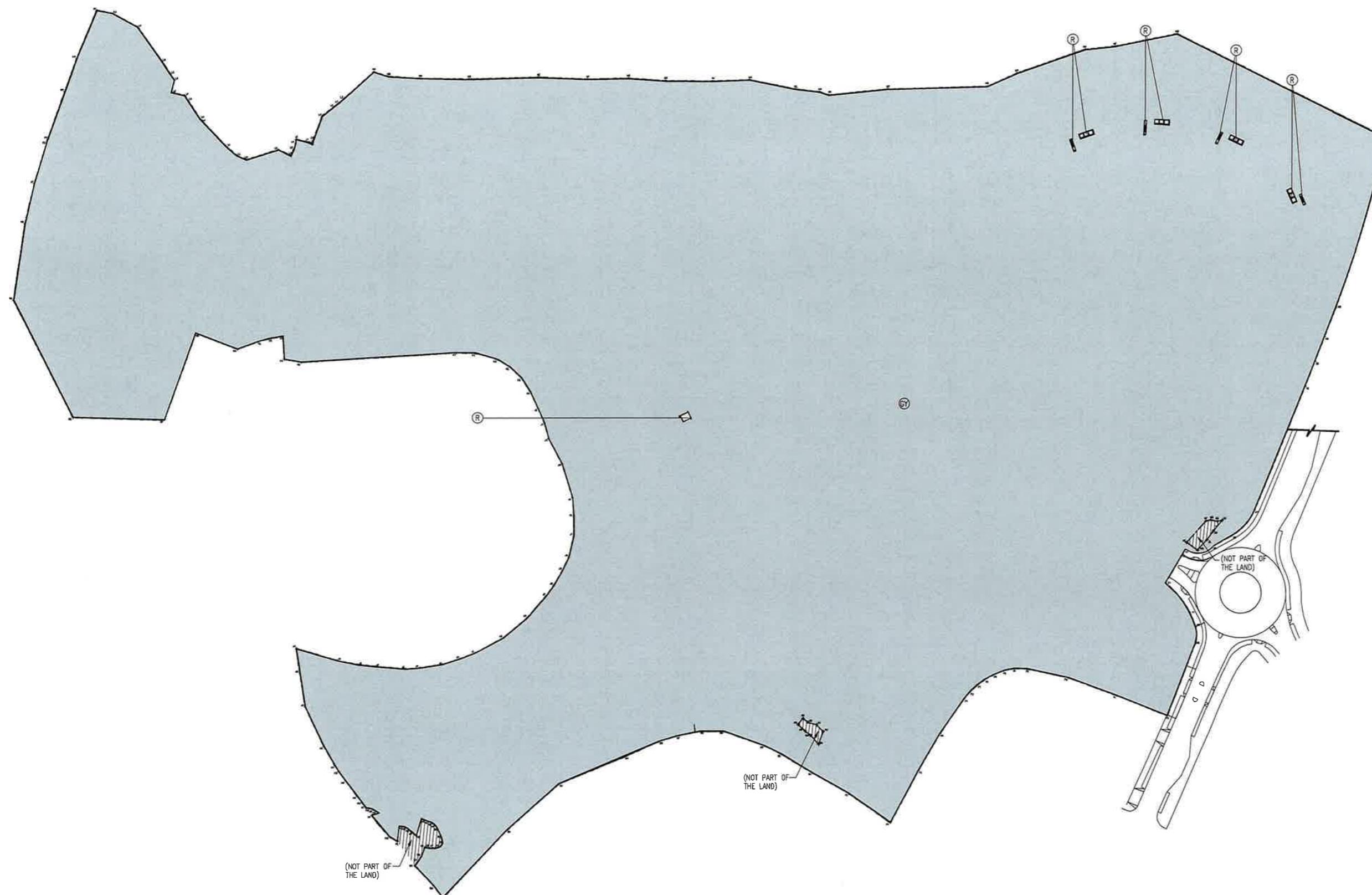
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31 OCTOBER 2025

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COLOUR LEGEND

 OTHER PHASE(S)

 RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A



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CHAN WAN MING
CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)

31 OCTOBER 2025

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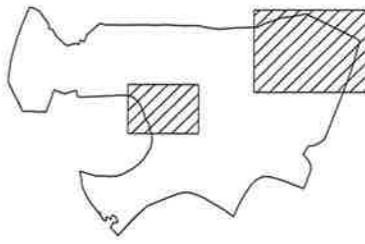
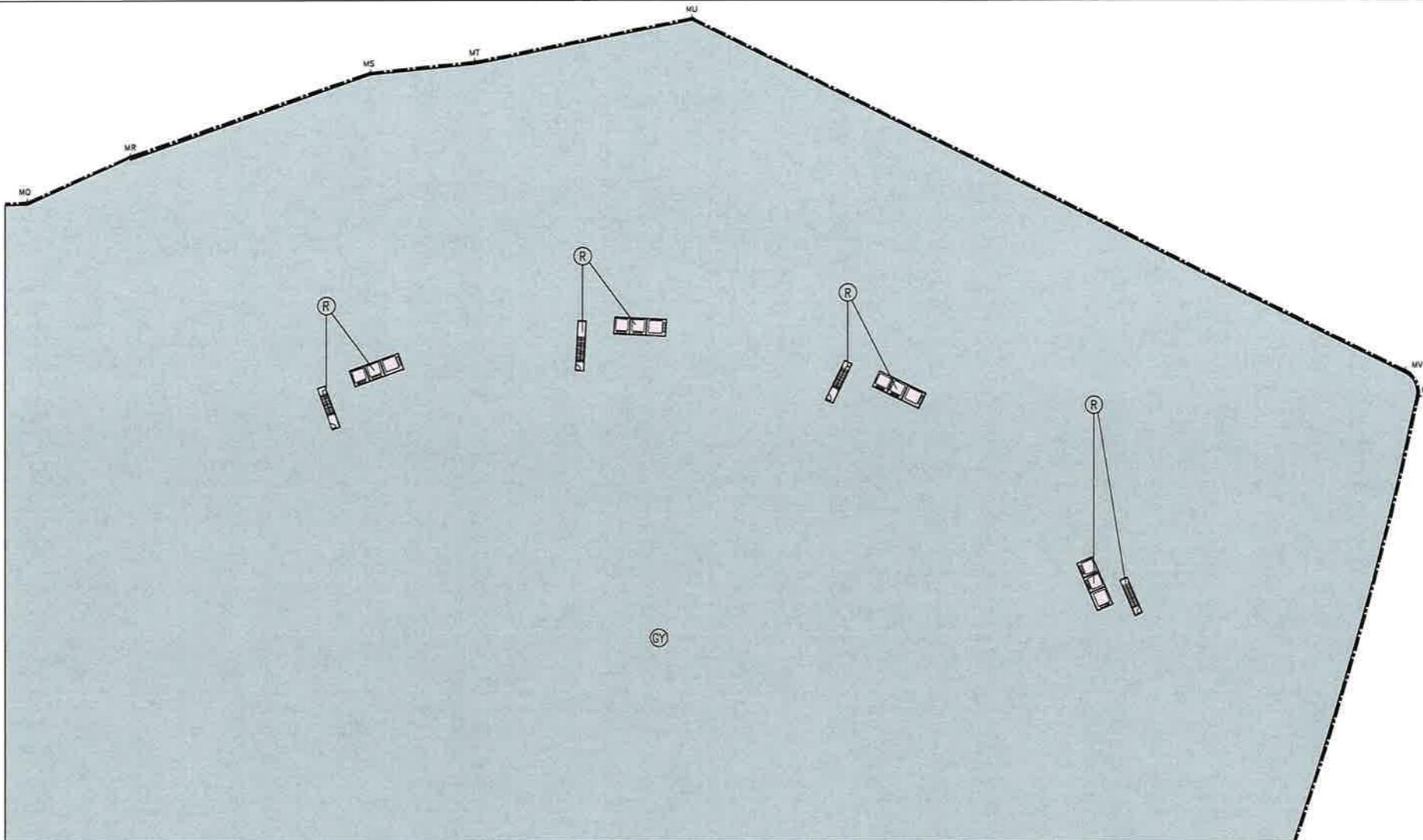
PROJECT / 工程項目
SAI SHA DEVELOPMENT
8 HOI YING ROAD, TAI PO,
NEW TERRITORIES, HONG KONG
SITE B - T.P.T.L. 253 RP

DRAWING / 號名
PHASE 2A 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-2A-02

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KEY PLAN

COLOUR LEGEND

OTHER PHASE(S)

RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A

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

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LOWER GROUND FLOOR

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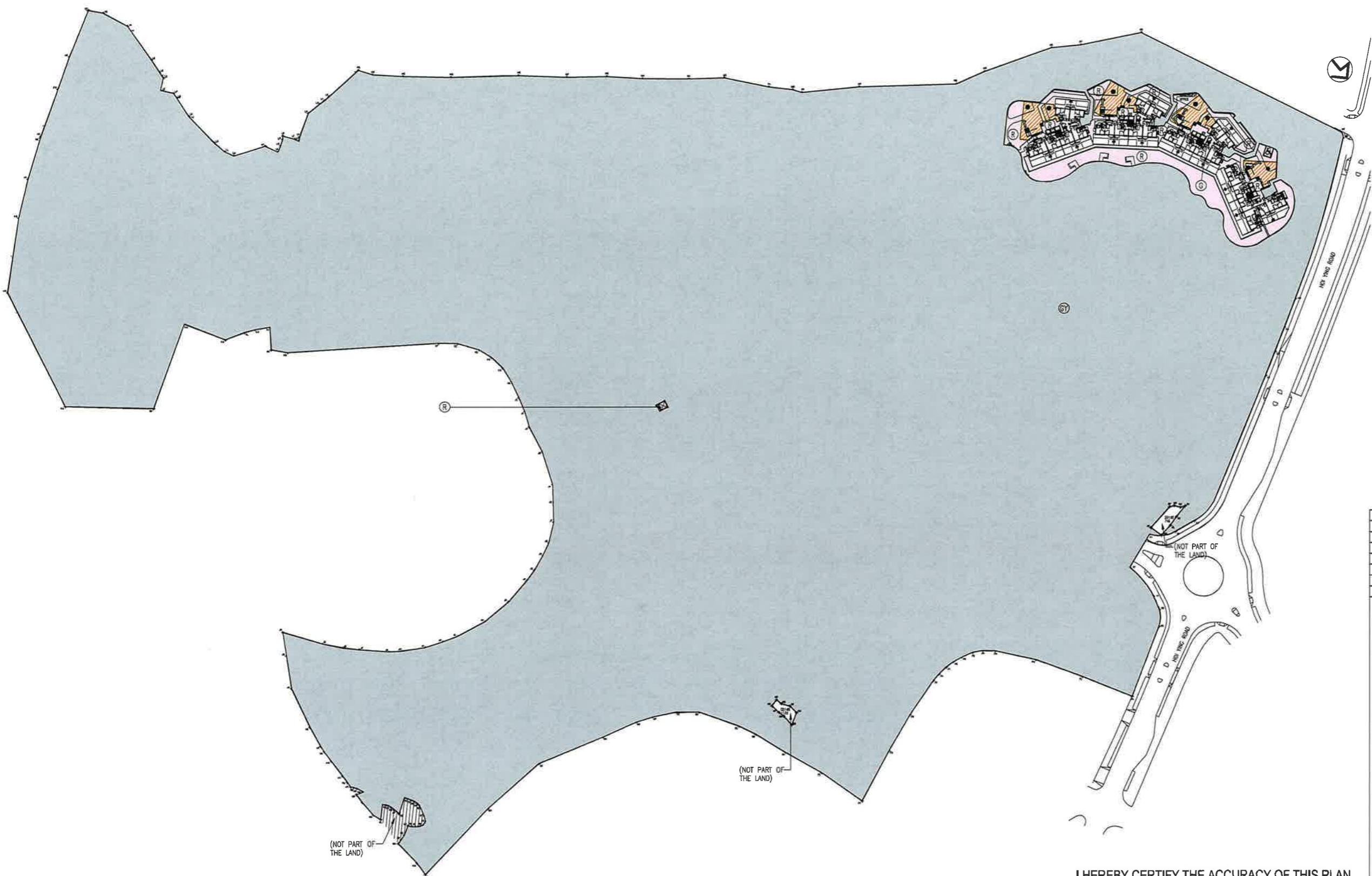
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COLOUR LEGEND

GY	OTHER PHASE(S)
(G)	DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 2A
(R)	RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2A
■	COVERED LANDSCAPED AREA (RED HATCHED BROWN)



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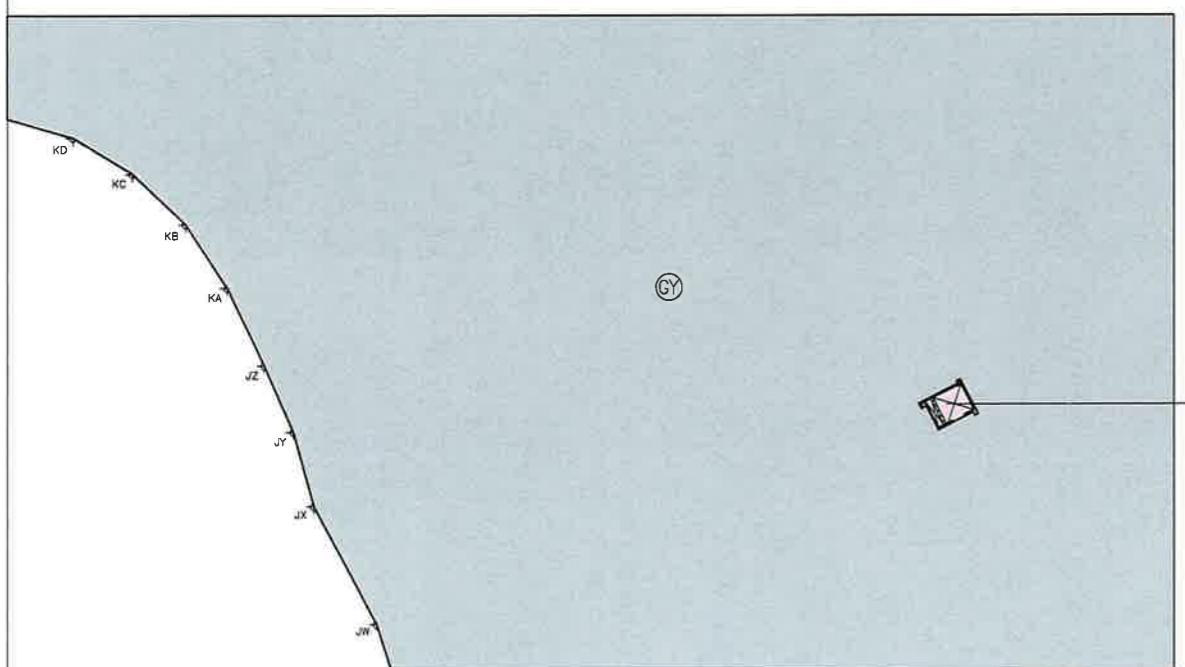
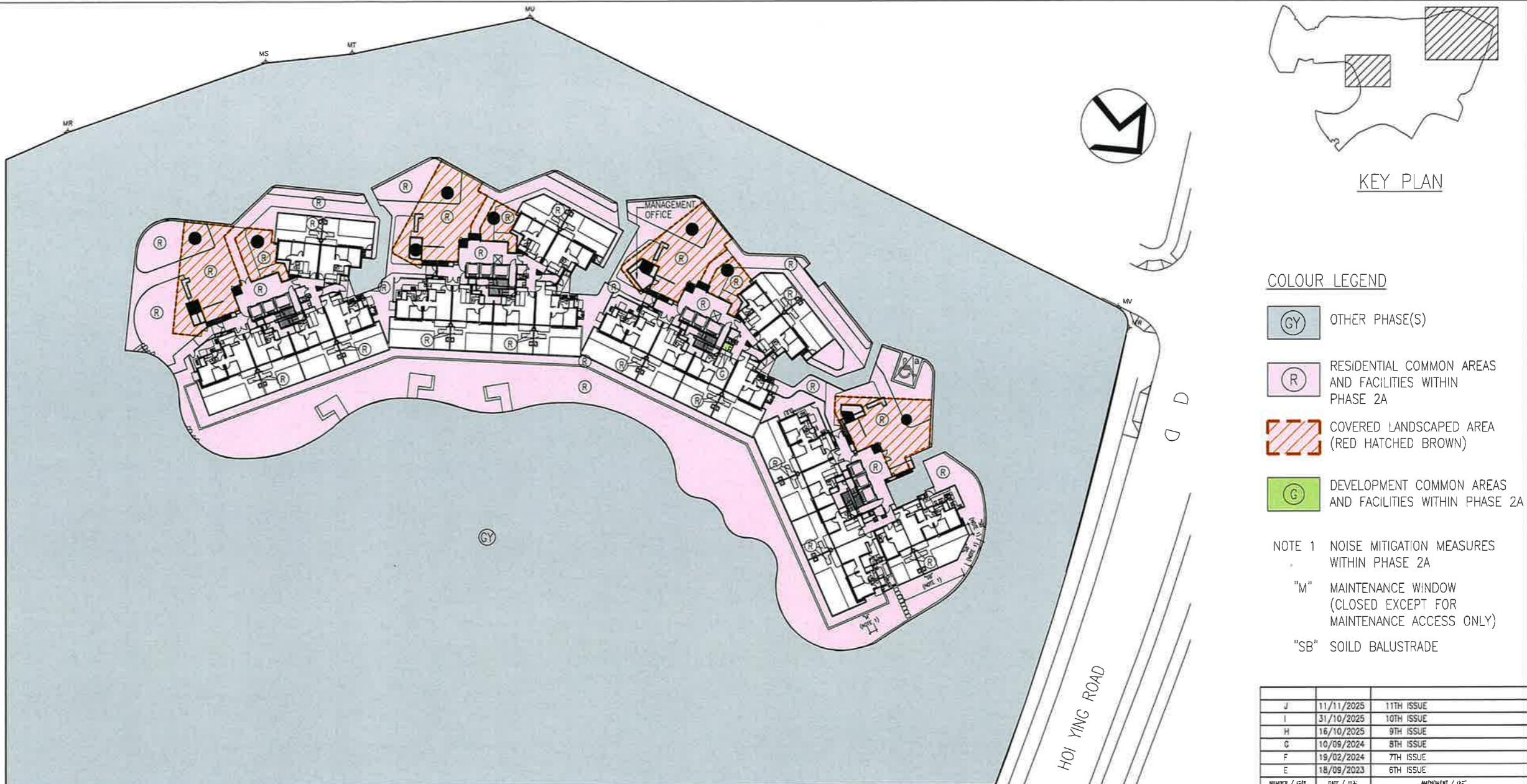
PROJECT / 工程項目
SAI SHA DEVELOPMENT
8 HOI YING ROAD, TAI PO,
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SITE B - T.P.T.L. 253 RP

DRAWING / 圖名
PHASE 2A SUB - DMC PLAN
G1 FLOOR

SCALE / 比例	JOB NUMBER / 工程編號
1 : 2000 A3	5552B
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LEGEND :

ACCESSIBLE RESIDENTIAL CAR PARKING SPACE
WITHIN PHASE 2A

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CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)

11 NOVEMBER 2025

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DRAWING / 圖名
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G1 FLOOR

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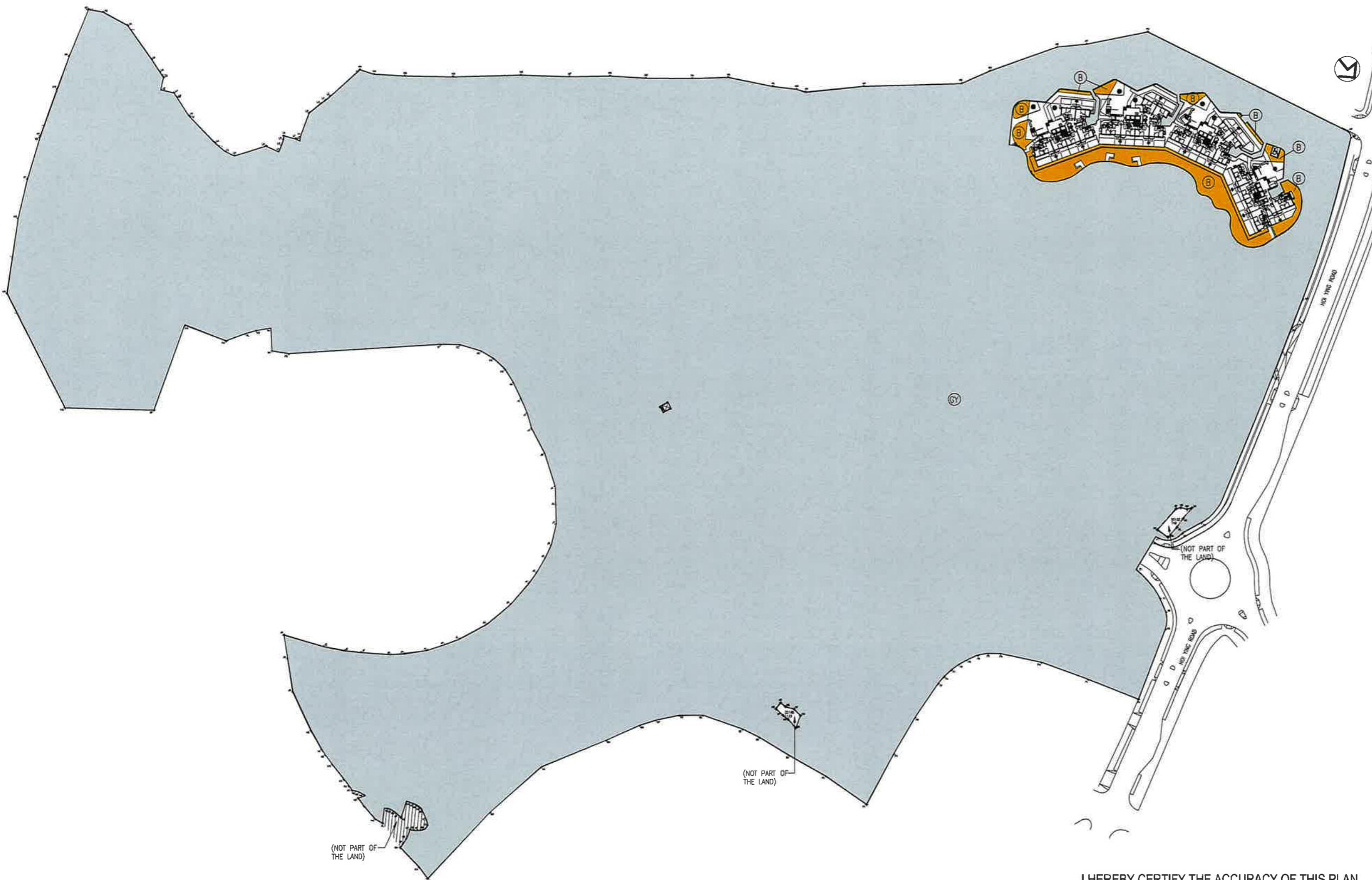
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COLOUR LEGEND

(GY) OTHER PHASE(S)

(B) GREENERY AREAS WITH COMMON
ACCESS WITHIN PHASE 2A
(1,430m²)



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Chan Wan Ming
CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)

31 OCTOBER 2025

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NEW TERRITORIES, HONG KONG
SITE B - T.P.T.L. 253 RP

DRAWING / 圖名
PHASE 2A SUB - DMC PLAN
GREENERY AREAS AT G1 FLOOR

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

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