

**Dated the                      day of                      20**

**WELL CAPITAL (H.K.) LIMITED**

and

[ ]

and

[ ]

## SUB-DEED OF MUTUAL COVENANT

OF

**NEW KOWLOON INLAND LOT NO.6551  
( PHASE 2A OF [ ] )**

**WOO KWAN LEE & LO  
SOLICITORS & NOTARIES  
ROOM 2801, SUN HUNG KAI CENTRE  
30 HARBOUR ROAD  
WANCHAI  
HONG KONG**

**Ref.: SHK/HFM/LYF/HL/B66A**  
**(2024.09.20)**

**THIS SUB-DEED OF MUTUAL COVENANT** is made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

## SECTION 1: PARTIES AND RECITALS

## BETWEEN

- (1) **WELL CAPITAL (H.K.) LIMITED (華榮(香港)有限公司)** whose registered office is situate at  
  
(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 Deed of Mutual Covenant and Management Agreement registered in the Land Registry by Memorial No. [ ] (the “**Principal Deed**”).
- (B) The **Development** (as defined in the Principal Deed) includes or shall include a number of phases and the construction of Phase 2A has been completed. The First Owner has already obtained the Consent to Assign and is entitled to assign or otherwise dispose of Undivided Shares together with the right to the exclusive use and occupation of a part or parts of Phase 2A of the Development.
- (C) 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 90,768 equal undivided 1,065,668<sup>th</sup> parts or shares of and in the **Lot** (as defined in the Principal Deed) and of and in the Development 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 **Conditions** (as defined in the Principal Deed) and the Principal Deed.
- (D) For the purpose of sale, All Those 90,768 equal undivided 1,065,668<sup>th</sup> parts or shares referred to in recital (C) are sub-allocated to the various parts of Phase 2A in the manner set out in the Schedule hereto.
- (E) By an Assignment of even date but executed immediately prior to the execution of these presents 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

1,065,668<sup>th</sup> parts or shares of and in the Lot and of and in the Development Together with the sole and exclusive right and privilege to hold use occupy and enjoy All [That/Those] [ ] of Phase 2A subject to and together with the benefit of the Principal Deed and in particular, the easements rights and privileges specified in the Second Schedule to the Principal Deed TO HOLD the same unto the Phase 2A First Assignee absolutely subject to the Conditions and the Principal Deed.

- (F) The parties hereto have agreed to enter into this Sub-Deed in the manner hereinafter appearing.
- (G) The Director of Lands has given its approval to this Sub-Deed in accordance with Special Condition No.(23)(a) of the Conditions.

**NOW THIS SUB-DEED WITNESSETH as follows:-**

## **SECTION 2: DEFINITIONS**

- (1) In this Sub-Deed the following expressions shall have the following meanings except where the context otherwise permits or requires:-

### **“Flat within Phase 2A”**

means a self contained unit in the Residential Towers within Phase 2A (including all the windows (whether openable or non-openable), window frames of the unit, all the glass of windows of the unit (and in case of doubled glazed glass, the whole thereof), external sliding doors (if any) and their frames and all the vision panels of the unit (whether openable or non-openable), and (if any) balcony, utility platform, void areas, flat roof, roof, bay window, Private Lift Lobby within Phase 2A, stairhood, all non-structural internal walls and partitions of or within the Flat within Phase 2A, in the case of a non-structural party wall adjoining two units only up to the mid-point of such party wall, all non-structural columns, beams, slabs and other non-structural elements and support of or within the Flat within Phase 2A, Non-enclosed Areas within Phase 2A, non-load bearing non-structural prefabricated external walls (which in so far as they are within Phase 2A are for the purpose of identification only shown coloured Hatched Black with black broken lines and marked “PF” on the Sub-DMC Plans certified as to their accuracy by the Authorized Person and annexed hereto), parapets walls, railings, glass balustrade and fences of the Non-enclosed Areas within Phase 2A) to which Undivided Shares have been or will be allocated;

### **“Non-enclosed Areas within Phase 2A”**

means in so far as they are within Phase 2A, the balconies and utility platforms and the covered areas respectively beneath the same forming part of a Flat within Phase 2A, which are green and innovative features in the Development and are exempted from the calculation of gross floor area or site coverage or both by the Building Authority and the Director of Lands and are for the purposes of identification only shown coloured Light Orange and Light Yellow respectively on the Sub-DMC Plans certified as to their accuracy by

the Authorized Person and annexed hereto;

**“Phase 1”**

means Phase 1 of the Development as defined in the Principal Deed and is for the purpose of identification only shown coloured Brown on the Sub-DMC Plans certified as to their accuracy by the Authorized Person and annexed hereto;

**“Phase 2A”**

means Phase 2A of the Development comprising the whole of Tower 7 of the Residential Accommodation, 39 Residential Car Parking Spaces and 1 Residential Motor Cycle Parking Space and the Phase 2A Common Areas and Facilities;

**“Phase 2A Common Areas and Facilities”**

means the Residential Common Areas and Facilities within Phase 2A and the Residential Tower Common Areas and Facilities within Phase 2A of the Development;

**“Private Lift Lobby within Phase 2A”**

means a part of a Flat within Phase 2A which is for the purpose of identification only marked “LB” on the Sub-DMC Plans certified as to their accuracy by the Authorized Person and annexed hereto;

**“Residential Common Areas and Facilities within Phase 2A”**

means and includes, in so far as they are within Phase 2A, the Residential Loading and Unloading Space(s), but EXCLUDING the Residential Tower Common Areas and Facilities within Phase 2A and 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 PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities within Phase 2A. Such Residential Common Areas and Facilities within Phase 2A (if and where capable of being shown on plans) are for identification purpose only shown coloured Violet on the Sub-DMC Plans (certified as to their accuracy by the Authorized Person) and annexed hereto;

**“Residential Tower Common Areas and Facilities within Phase 2A”**

means and includes, in so far as they are within Phase 2A:-

- (a) such greenery areas forming part of the Residential Tower Common Areas and Facilities within Phase 2A which said areas shall not be used for any purpose other than those permitted under the Conditions without the prior consent of the Building Authority and are (if and where capable of being shown on plans) for the purposes of identification only shown coloured Indigo on the greenery area at roof plan of the Sub-DMC Plans certified as to their accuracy by the Authorized Person and annexed hereto; and
- (b) structural walls, external walls (including for the avoidance of doubt, non-load bearing non-structural pre-fabricated external walls and the Curtain Walls, if any) and exterior surfaces and lightings of the Residential Towers within Phase 2A, air-conditioning platforms, passages, common corridors, lifts, lift shafts, lift lobbies, entrance lobbies, fireman's lift lobbies, lift machine rooms, refuse collection & material recovery rooms, refuse chutes, electrical meter rooms, water meter rooms, caretaker counters, pipe ducts, air ducts, riser ducts, roofs and flat roofs and upper roofs within the Residential Towers within Phase 2A and not forming parts of the Flats within Phase 2A, architectural features, building maintenance units, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to any Residential Tower within Phase 2A, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the residents of any Residential Tower and their bona fide guests or visitors;

but EXCLUDING the Residential Common Areas and Facilities within Phase 2A and 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 PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Tower Common Areas and Facilities within Phase 2A. Such Residential Tower Common Areas and Facilities within Phase 2A (if and where capable of being shown on plans) are for the purpose of identification only shown coloured Indigo and Indigo Hatched Black with black broken lines and marked "PF" on the Sub-DMC Plans (certified as to their accuracy by the Authorized Person) and annexed hereto;

**“this Sub-Deed”**

means this Sub-Deed of Mutual Covenant;

**“Sub-DMC Plans”**

means the plans annexed to this Sub-Deed;

**“Subsequent Phase(s)”**

means the subsequent phase(s) of the Development including (inter alia) Residential Towers (other than such part forming Phase 1 and Phase 2A) constructed or to be constructed on the podium structure of the Development, Parking Spaces (other than such part forming Phase 1 and Phase 2A), Residential Visitors’ Parking Space(s) (other than such part forming Phase 1 and Phase 2A), Residential Accessible Car Parking Space (other than such part forming Phase 1 and Phase 2A), Bicycle Parking Space(s) (other than such part forming Phase 1) and Residential Loading and Unloading Spaces (other than such part forming Phase 1 and Phase 2A) and such parts of the Common Areas and Facilities (other than such part forming Phase 1 and Phase 2A) therein constructed or to be constructed in accordance with the Building Plans and the Conditions, the location of such subsequent phase(s) is (if and where capable of being shown on plans) shown for identification purpose only and coloured Grey on the Sub-DMC Plans certified as to their accuracy by the Authorized Person and annexed hereto.

- (2) Expressions used in this Sub-Deed shall (unless otherwise specifically defined or re-defined herein) have the same meanings defined in the Principal Deed.
- (3) In these presents (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.
- (4) 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.

**SECTION 3: OPERATIVE PART**

**1. Grant of rights to the First Owner**

The First Owner shall at all times hereafter, subject to and with the benefit of the Conditions, 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, the Phase 2A Common Areas and Facilities and such Flats within Phase 2A which the First Owner had disposed of together with the Undivided Shares allocated thereto and SUBJECT TO the rights and privileges granted to Phase 2A First Assignee by the aforesaid Assignment and

SUBJECT TO the Principal Deed and the provisions of this Sub-Deed.

**2. 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 Conditions, the Principal Deed and these presents, 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.

**3. Rights of all Owners**

Each Undivided Share allocated to any part of Phase 2A and the full and exclusive right and privilege to hold, use, occupy and enjoy any part of Phase 2A shall be held by the person or persons from time to time entitled thereto subject to and with the benefit of the rights and privileges provided in the Second Schedule to the Principal Deed and the express covenants and provisions therein contained.

**4. Owners bound by covenants and restrictions**

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 the Principal Deed and in the Third Schedule to the Principal Deed 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.

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

Subject to the Conditions, every Owner of Phase 2A shall have the full right and liberty without reference to the other Owners or other persons who may be interested in any other Undivided Share or Shares in any way whatsoever and without the necessity of making such other Owners or other persons a party to the transaction to sell, assign, mortgage, charge, lease, license or otherwise dispose of or deal with his Undivided Shares together with the exclusive right and privilege to hold, use, occupy and enjoy such part or parts of the Development which may be held therewith PROVIDED THAT any such sale, assignment, mortgage, charge, lease or licence shall be made expressly subject to and with the benefit of the Principal Deed and this Sub-Deed.

**6. Right to exclusive use of balcony, etc not to be dealt with separately from Flats within Phase 2A**

The right to the exclusive use, occupation and enjoyment of balcony, utility platform, flat roof or roof specifically assigned by the First Owner shall not be sold, assigned, mortgaged, charged, leased or otherwise dealt with separately from the Flat within Phase 2A with which such balcony, utility platform, flat roof or roof is held.

**7. Phase 2A Common Areas and Facilities**

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

Areas and Facilities.

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

**8. Annual budget**

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

- (a) the first section of the second part of the annual budget referred in Clause 15(b)(i) 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 required for the proper management of the Residential Common Areas and Facilities within Phase 2A; and
- (b) the second section of the second part of the annual budget referred in Clause 15(b)(ii) 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 required for the proper management of the Residential Tower Common Areas and Facilities within Phase 2A.

**9. Application of the Principal Deed**

All the covenants provisions terms stipulations and agreements and in particular the powers of the Manager contained in the Principal Deed shall in so far as the same are not inconsistent with the covenants and provisions herein contained apply and take effect and be binding on the parties hereto as if the same had been specifically set out in these presents in full. No provision in this Sub-Deed shall override, supersede, prejudice or in any way be construed to prejudice the Conditions or the Principal Deed.

**10. Non-enclosed Areas within Phase 2A**

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.

**11. Assignment of Phase 2A Common Areas and Facilities**

Upon execution of this Sub-Deed, the First Owner shall assign to and vest in the Manager free of costs or consideration the whole of the Undivided Shares allocated to the Phase 2A Common Areas and Facilities together with the Phase 2A Common Areas and Facilities subject to and with the benefit of the Conditions, the Principal Deed and this Sub-Deed. Such Undivided Shares together with the right to hold, use, occupy and enjoy the Phase 2A Common Areas and Facilities shall be held by the Manager as trustee 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 these presents, then the Manager or the liquidator or the receiver (as the case may be) shall assign free of costs or consideration such Undivided Shares to the new manager upon the same trust PROVIDED THAT if an Owners' Corporation is formed under the Building Management Ordinance (Cap.344) 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 Phase 2A Common Areas and Facilities together with the Phase 2A Common Areas and Facilities 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.

**12. Compliance with the Conditions**

No provisions in this Sub-Deed shall conflict with or be in breach of the Conditions and each Owner of Phase 2A (including the First Owner) shall comply with the terms and conditions of the Conditions as one of the Owners for the time being of the Lot, and the Manager shall comply with the terms and conditions of the Conditions so long as it is the manager of the Development.

**13. No prejudice of the Building Management Ordinance**

Nothing contained in this Sub-Deed shall prejudice the operation of the Building Management Ordinance (Cap.344), any regulations made thereunder and any amending legislation.

**14. Provision of Temporary Noise Abatement and Dust Protection Measures**

Upon completion of Phase 2A, the First Owner shall at its own expense provide necessary temporary noise abatement and dust protection measures within the Development in relation to the Units in Phase 2A as may be required by the Building Authority so as to minimise the inconvenience caused to the Owners of Units in Phase 2A from the continuing building works of the Subsequent Phase(s) of the Development on the Lot.

**15. No Prohibition of RCHE or RCHD**

No provisions contained in this Sub-Deed shall operate to or be construed to prohibit, prevent, hinder or prejudice the establishment or operation of residential care home ("RCHE") as defined in the Residential Care Homes (Elderly Persons) Ordinance (Cap.459), any regulations made thereunder and any amending legislation or residential care home for PWDs ("RCHD") as defined in the Residential Care Homes (Persons with Disabilities) Ordinance (Cap.613), any regulations made thereunder and any amending legislation, or the use of the Lot or the Development or any part thereof for the purpose of RCHE or RCHD.

**16. Chinese translation**

The First Owner shall at his own cost provide a direct translation in Chinese of this

Sub-Deed and deposit a copy of this Sub-Deed and the Chinese translation in the management office of the Development within one month from the date hereof for inspection by all Owners free of costs and for taking of copies by the Owners at their expense and upon payment of a reasonable charge. All charges received must be credited to the Special Fund. In the event of any dispute arising out of the interpretation of the Chinese translation and the English version of this Sub-Deed, the English version of this Sub-Deed approved by the Director of Lands shall prevail.

**17. Plans of Phase 2A Common Areas and Facilities**

A copy of plans showing the Phase 2A Common Areas and Facilities (if and where capable of being shown on plans) certified as to their accuracy by the Authorized Person are annexed to this Sub-Deed and shall be prepared by the First Owner and kept at the management office of the Development and shall be available for inspection by the Owners free of costs and charge during normal office hours.

**18. 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 Flats within Phase 2A and the Phase 2A Common Areas and Facilities 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**

**No. of Undivided  
Shares**

**Phase 2A**

**(A) Residential Units**

**89,409**

**Tower 7**

<div> <div>Undivided Shares for each Flat</div> <div>Flat</div> </div>		A	B	SUB-TOTAL
Floor				
2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-26/F (21 storeys)		2038 (Note 1)	1990 (Note 1)	4,028 x 21 = 84,588
<div> <div>Undivided Shares for each Flat</div> <div>Flat</div> </div>		Skyplex		SUB-TOTAL
Floor				
27/F-28/F (Lower Duplex and Upper Duplex)		4821 (Note 2)		4,821

	<u>No. of Undivided Shares</u>
<b>(B) Residential Car Parking Spaces</b>	<b>975</b>
39 Residential Car Parking Spaces at 25 Undivided Shares each	
<b>(C) Residential Motor Cycle Parking Space</b>	<b>5</b>
1 Residential Motor Cycle Parking Space at 5 Undivided Shares	
<b>(D) Phase 2A Common Areas and Facilities</b>	<b>379</b>
(i) Residential Common Areas and Facilities within Phase 2A	
(ii) Residential Tower Common Areas and Facilities within Phase 2A	
<b>Total:</b>	<b>90,768</b>

**Remarks:**

(i) There is no 4/F, 13/F, 14/F & 24/F.

Note 1 : means including the balcony and the utility platform thereof.

Note 2 : means including the balcony thereof, 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 2A First Assignee**

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

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

**INTERPRETED** to the Phase 2A First Assignee by:-

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

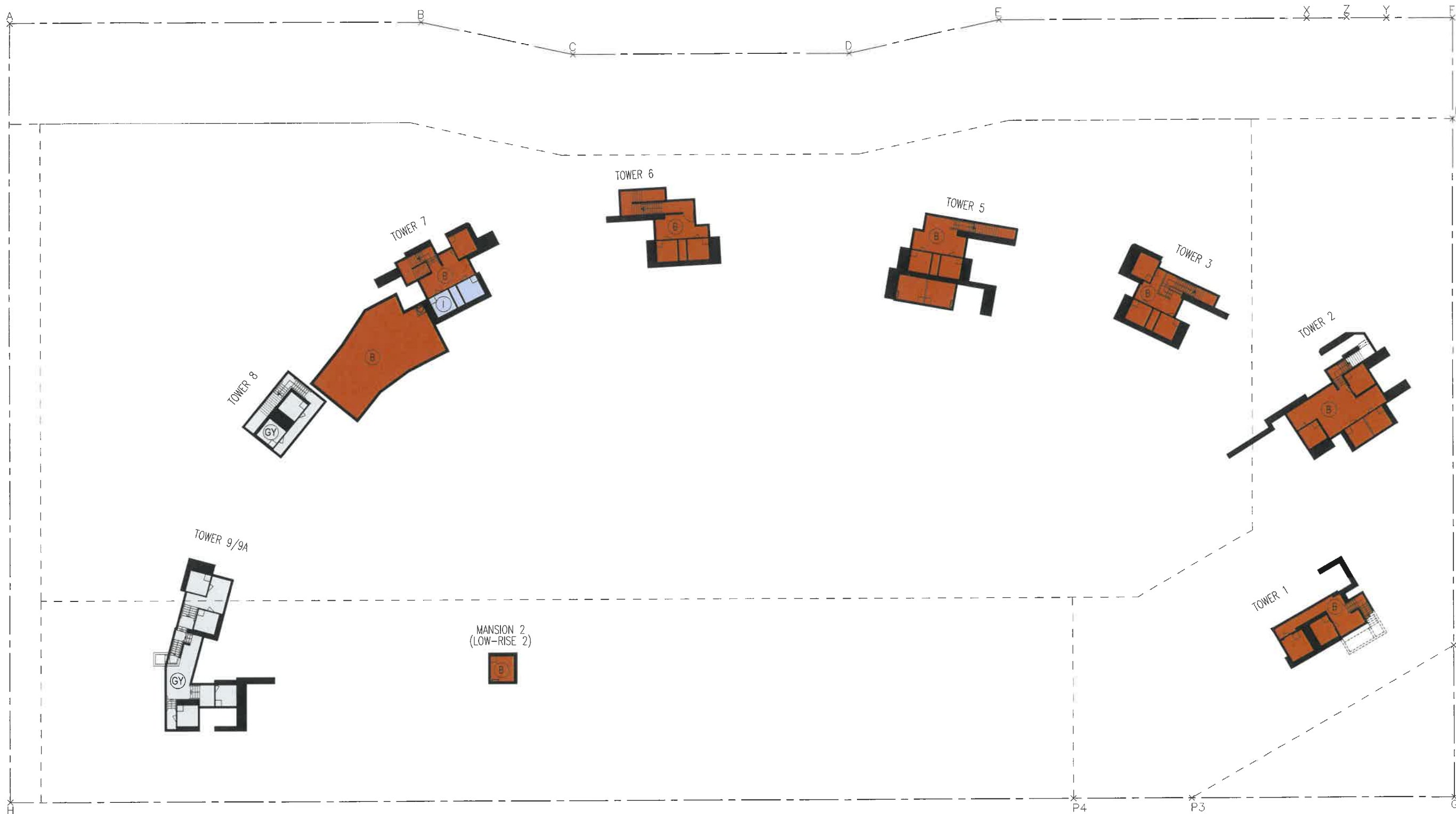
**EXECUTED** as a deed and **SEALED** )  
with the Common Seal of the **Phase 2A** )  
**First Assignee** in accordance with the )  
articles of association and **SIGNED** by )  
)  
)  
)  
duly authorised by a board resolution of )  
its directors [in the presence of / whose )  
signature(s) is/are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

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

**SIGNED** as a deed by )  
)  
)  
)  
duly authorized for and on behalf of the )  
**Phase 2A 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 :- )



## LIFT PIT PLAN

### LEGENDS:


-  RESIDENTIAL TOWER COMMON AREAS AND FACILITIES (INDIGO)
-  PHASE 1 (BROWN)
-  SUBSEQUENT PHASE(S) (GREY)

FOR IDENTIFICATION  
PURPOSE ONLY

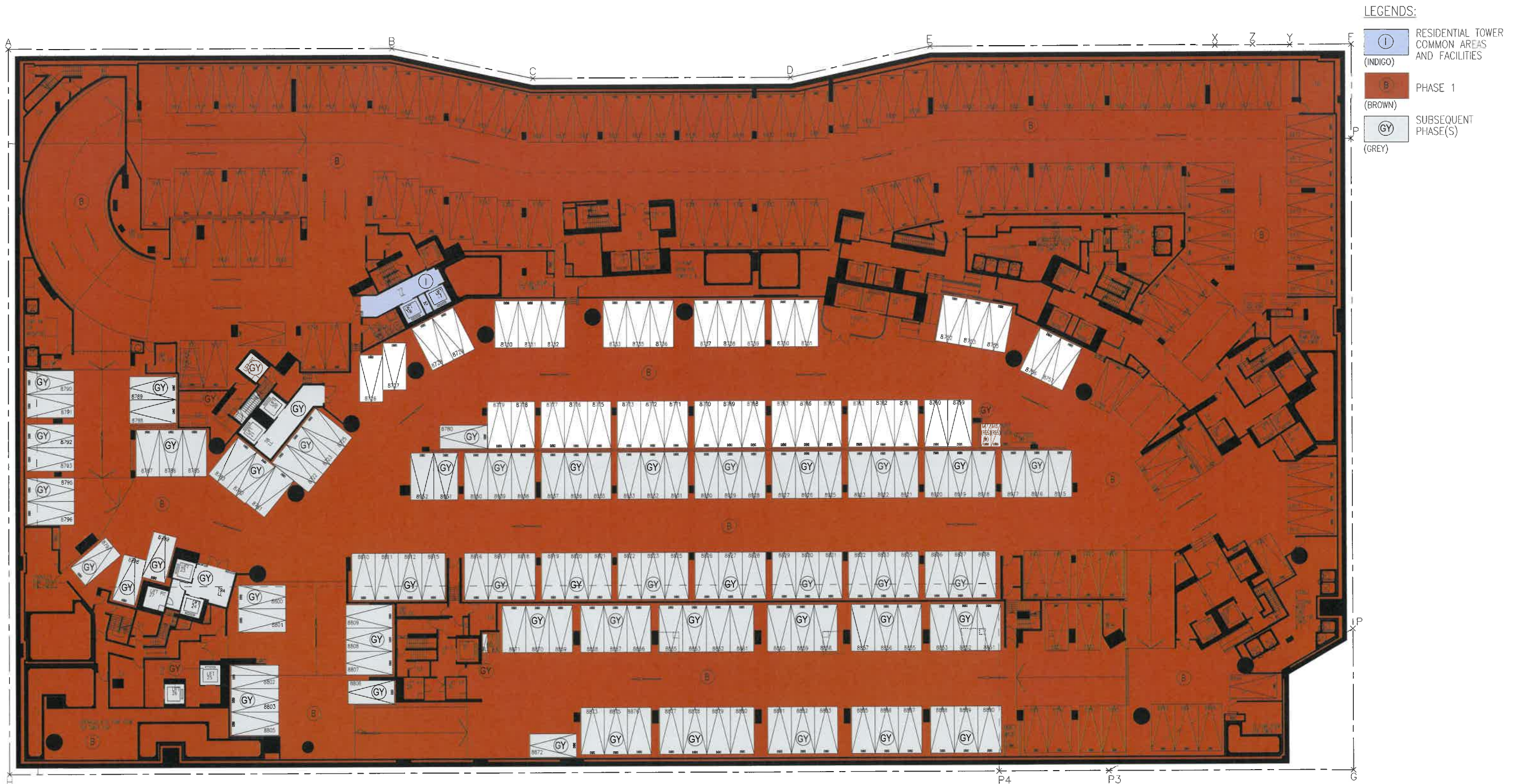
I hereby certify the accuracy of this plan.



CHEN Yat Ching Philip  
Registered Architect Authorized Person  
Date: 13 September 2024

 WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 18th Floor, 14 Tai Kok Wan Road, Tai Kok Shing, Hong Kong T 852-2803 9888 F 852-2513 1728 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT N.K.I.L. 6551, KAI TAK AREA 4C, SITE 3 KAI TAK, KOWLOON	DRAWING NO. DMC-2A-001		REV. NO. 01
		TITLE: LIFT PIT PLAN-(PHASE 2A)	DATE: Sep. 2024	SCALE: 1:400





OVERALL B2/F PLAN

I hereby certify the accuracy of this plan.

CHEN Yat Ching Philip  
Registered Architect Authorized Person

Date: 13 September 2024

FOR IDENTIFICATION  
PURPOSE ONLY

WONG TUNG & PARTNERS LIMITED  
ARCHITECTS & PLANNERS



10th Floor, 14 Tai Kok Wan Road, Tai Kok Shing, Hong Kong  
T 852-2803 9888 F 852-2513 1728 www.wongtung.com

PROJECT:  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT N.K.I.L. 6551, KAI TAK AREA 4C, SITE 3  
KAI TAK, KOWLOON

TITLE:  
OVERALL B2/F PLAN-(PHASE 2A)

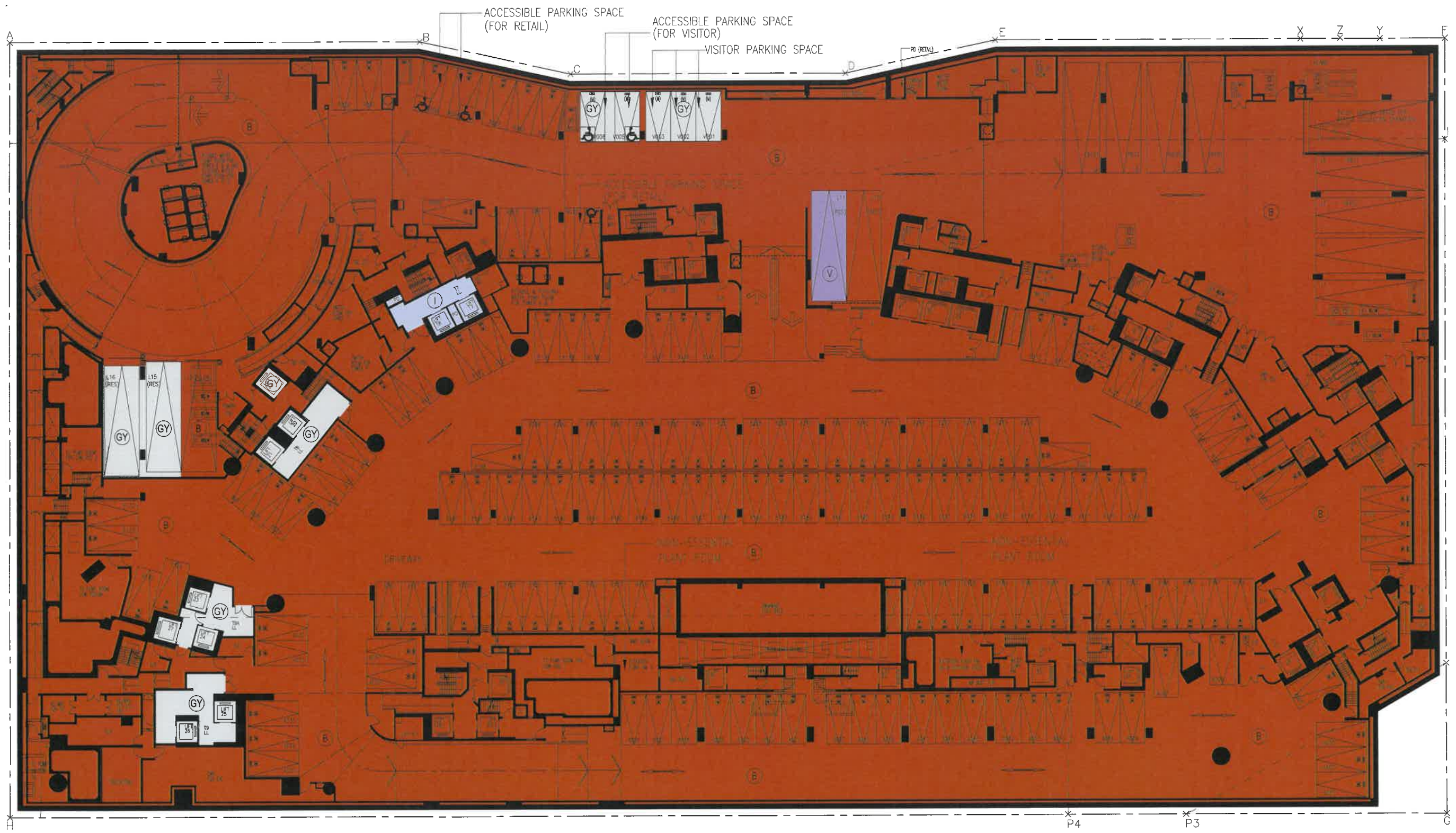
DRAWING NO.  
DMC-2A-002

REV. NO.  
01

DATE: Sep. 2024

SCALE: 1:400





- LEGENDS:
- (INDIGO) RESIDENTIAL TOWER COMMON AREAS AND FACILITIES
  - (VIOLET) RESIDENTIAL COMMON AREAS AND FACILITIES
  - (BROWN) PHASE 1
  - (GREY) SUBSEQUENT PHASE(S)


OVERALL B1/F PLAN

I hereby certify the accuracy of this plan.

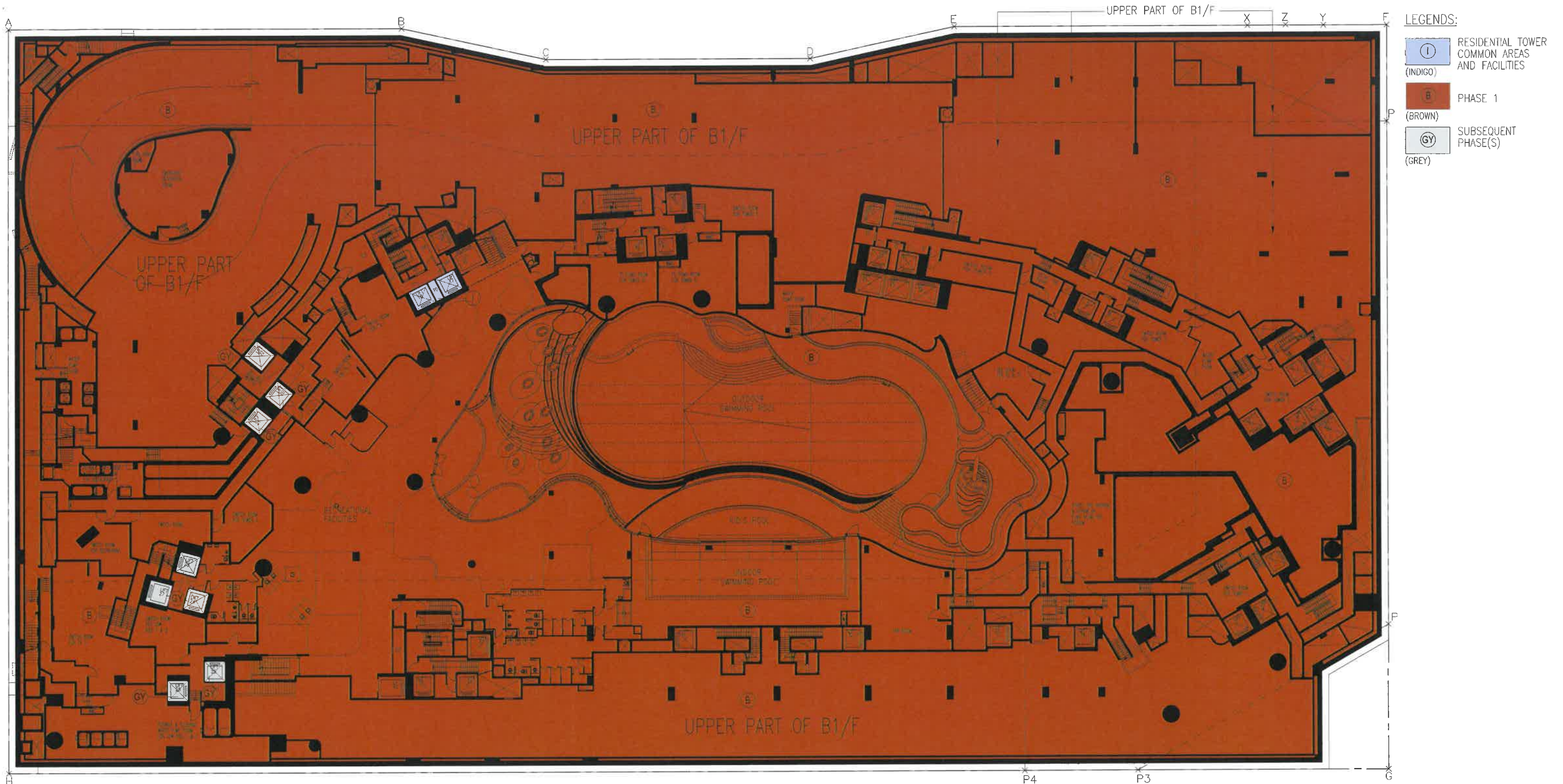
*Philip Chen*

CHEN Yat Ching Philip  
Registered Architect Authorized Person  
Date: 13 September 2024

FOR IDENTIFICATION  
PURPOSE ONLY

<b>WONG TUNG &amp; PARTNERS LIMITED</b> ARCHITECTS & PLANNERS  <small>18th Floor, 14 Taikee Wan Road, Taikee Shing, Hong Kong T 852-2803 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT N.K.I.L. 6551, KAI TAK AREA 4C, SITE 3 KAI TAK, KOWLOON		DRAWING NO. DMC-2A-003	REV. NO. 01
	TITLE: OVERALL B1/F PLAN-(PHASE 2A)		DATE: Sep. 2024	SCALE: 1:400





OVERALL LG/F PLAN

I hereby certify the accuracy of this plan.

*Chen Yat Ching Philip*

CHEN Yat Ching Philip  
Registered Architect Authorized Person  
Date: 13 September 2024

FOR IDENTIFICATION  
PURPOSE ONLY

WONG TUNG & PARTNERS LIMITED  
ARCHITECTS & PLANNERS



18th Floor, 14 Taikoo Wan Road, Taikoo Shing, Hong Kong  
T 852-2803 9888 F 852-2513 1728 www.wongtung.com

PROJECT:  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT N.K.I.L. 6551, KAI TAK AREA 4C, SITE 3  
KAI TAK, KOWLOON

TITLE:  
OVERALL LG/F PLAN-(PHASE 2A)

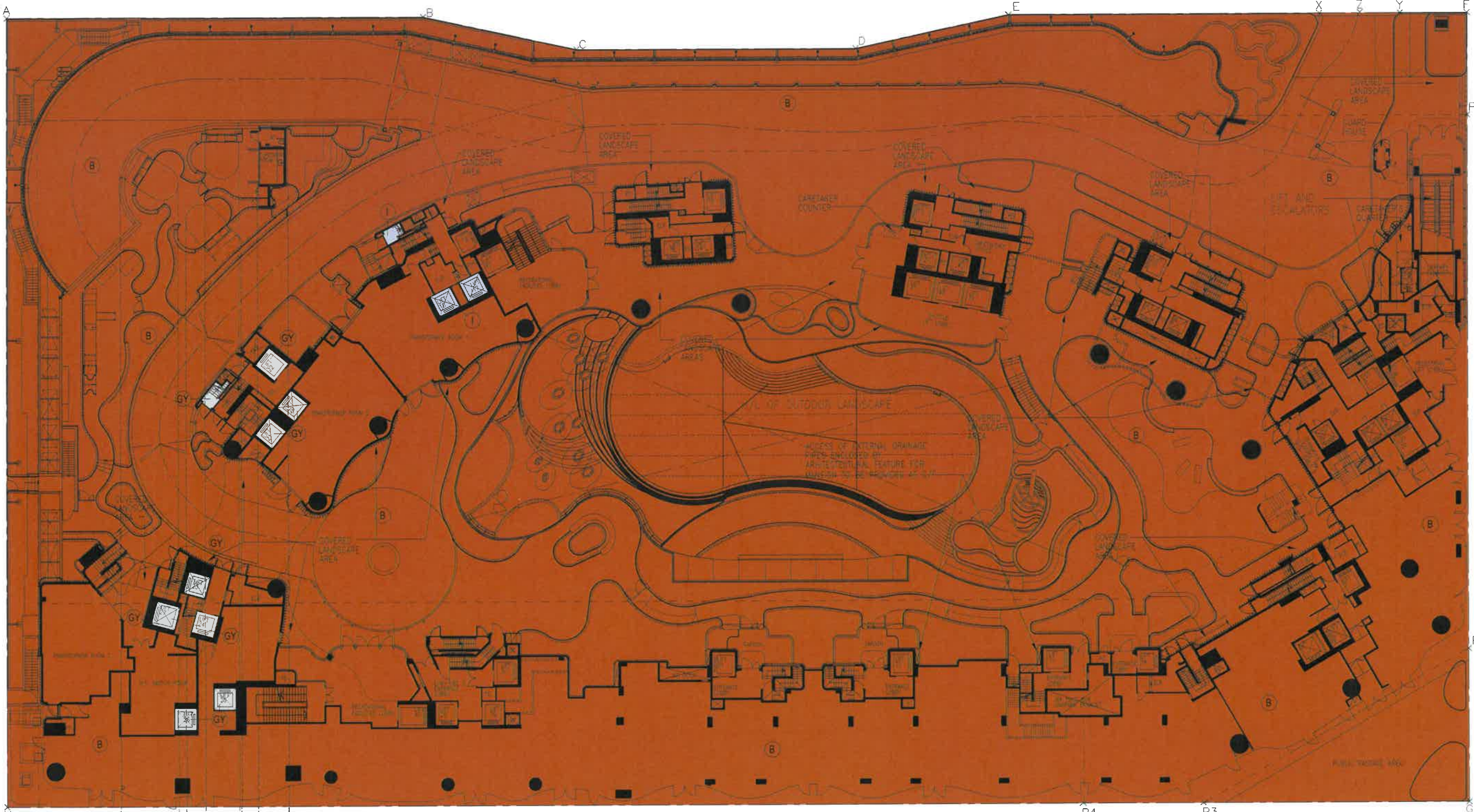
DRAWING NO.  
DMC-2A-004

REV. NO.  
01

DATE: Sep. 2024

SCALE: 1:400





- LEGENDS:
- I RESIDENTIAL TOWER COMMON AREAS AND FACILITIES (INDIGO)
  - B PHASE 1 (BROWN)
  - GY SUBSEQUENT PHASE(S) (GREY)


GROUND FLOOR PLAN  
(TOWER No. 4 NOT USED)

I hereby certify the accuracy of this plan.

*Chen Yat Ching Philip*

CHEN Yat Ching Philip  
Registered Architect Authorized Person  
Date: 13 September 2024

FOR IDENTIFICATION  
PURPOSE ONLY

<div>WONG TUNG &amp; PARTNERS LIMITED</div> <div>ARCHITECTS &amp; PLANNERS</div> <div></div> <div>19th Floor, 14 Takoo Wan Road, Takoo Shing, Hong Kong</div> <div>T 852-2503 9888 F 852-2513 1728 www.wongtung.com</div>	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT N.K.I.L. 6551, KAI TAK AREA 4C, SITE 3 KAI TAK, KOWLOON	DRAWING NO.  DMC-2A-005		REV. NO.  01
	TITLE:  GROUND FLOOR PLAN-(PHASE 2A)	DATE: Sep. 2024		SCALE: 1:400









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PURPOSE ONLY

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ARCHITECTS & PLANNERS



19th Floor, 14 Takoo Wan Road, Takoo Shing, Hong Kong  
T 852-2803 9888 F 852-2313 1728 www.wongtung.com

PROJECT:  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT N.K.I.L. 6551, KAI TAK AREA 4C, SITE 3  
KAI TAK, KOWLOON

TITLE:  
SECOND FLOOR PLAN--(PHASE 2A)

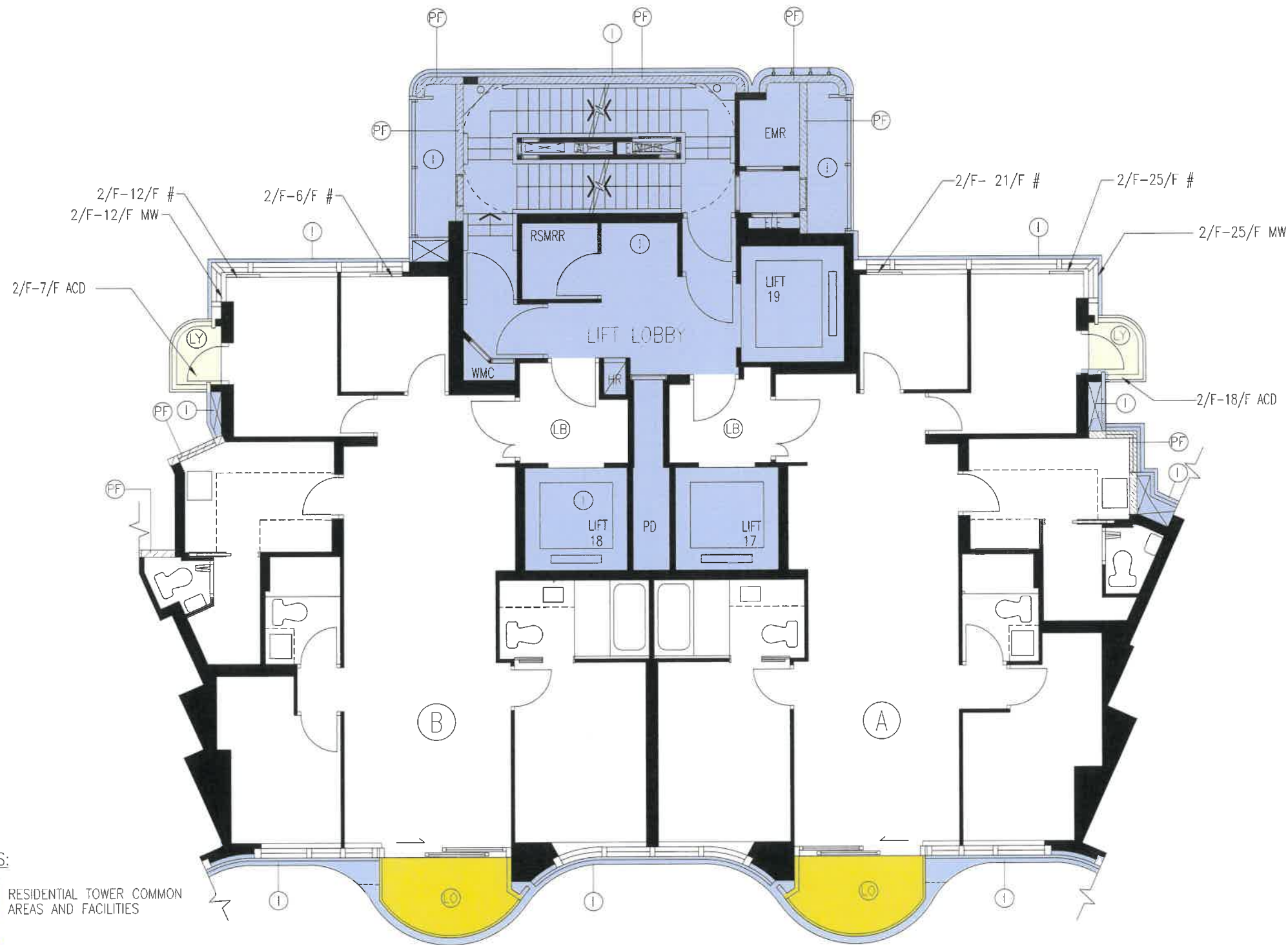
DRAWING NO.  
DMC-2A-007

REV. NO.  
01

DATE:  
Sep. 2024

SCALE:  
1:400





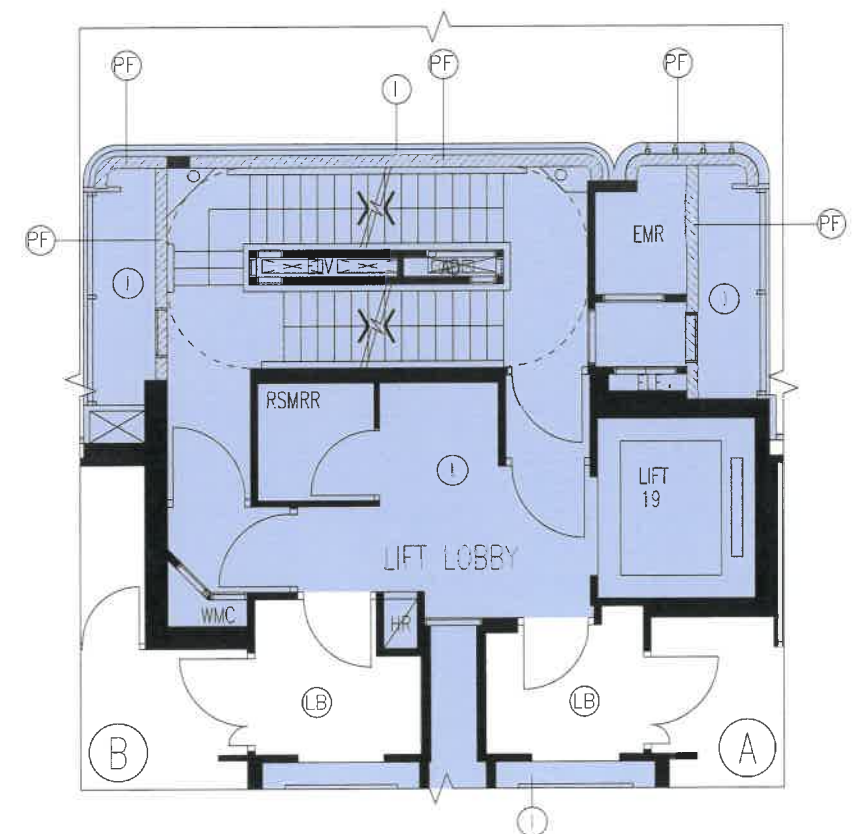
TOWER 7 2/F TO 26/F PLAN  
(21 STOREYS)  
(FLOOR No. 4, 13, 14, 24 NOT USED.)

LEGENDS:

- I RESIDENTIAL TOWER COMMON AREAS AND FACILITIES (INDIGO)
- LO BALCONY (LIGHT ORANGE)
- LY UTILITY PLATFORM (LIGHT YELLOW)
- LB PRIVATE LIFT LOBBY
- PF RESIDENTIAL TOWER COMMON AREAS AND FACILITIES PREFABRICATED EXTERNAL WALL (INDIGO)
- PF PREFABRICATED EXTERNAL WALL

MW = MAINTENANCE WINDOW  
ACD = AUTO CLOSING DOOR  
# = ACOUSTIC WINDOW (BAFFLE TYPE)

FOR IDENTIFICATION  
PURPOSE ONLY



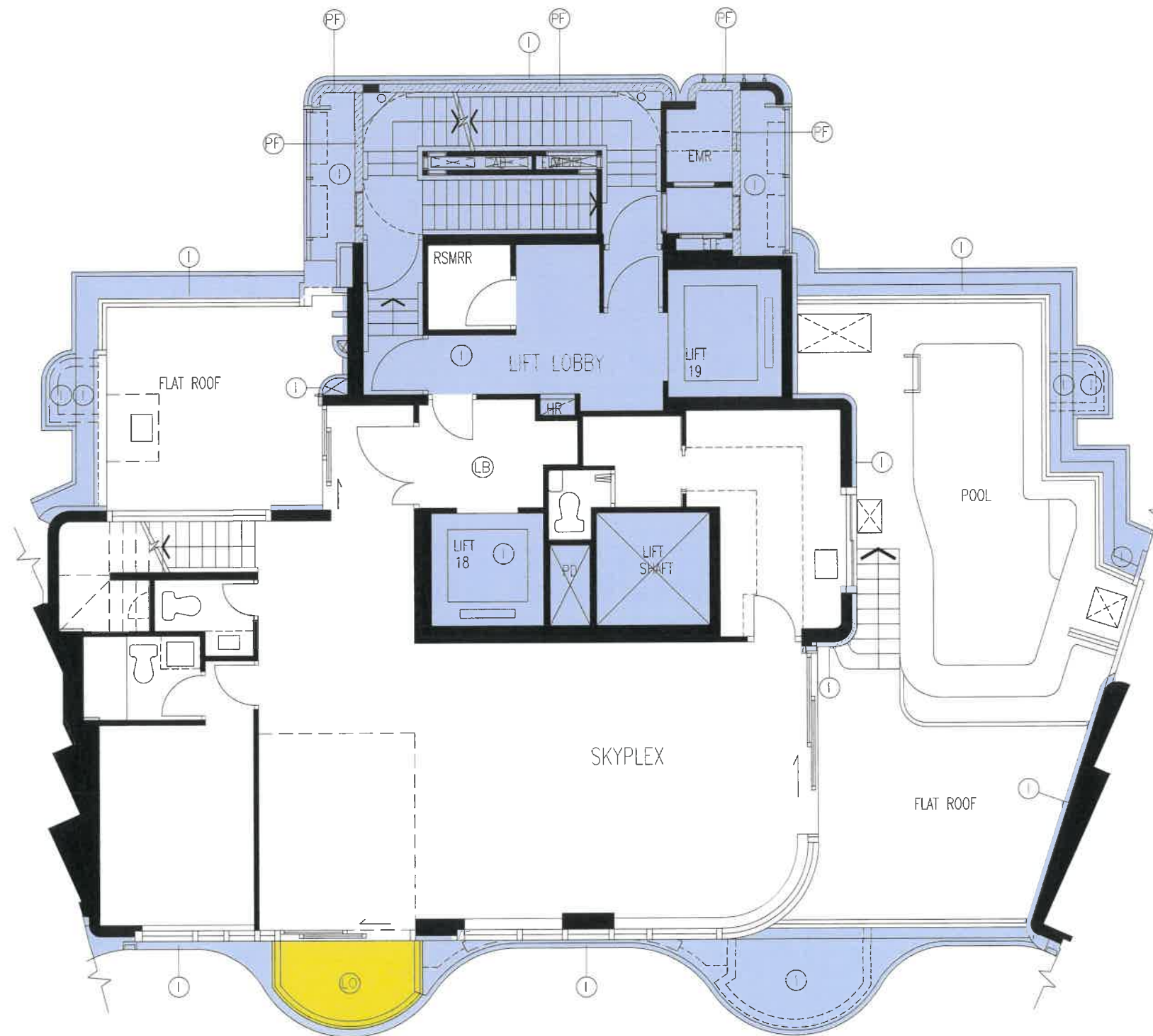
TOWER 7 2/F PART PLAN

I hereby certify the accuracy of this plan.

*Chen Yat Ching Philip*

CHEN Yat Ching Philip  
Registered Architect Authorized Person  
Date: 13 September 2024

<b>WONG TUNG &amp; PARTNERS LIMITED</b> ARCHITECTS & PLANNERS <b>WT</b> <small>18th Floor, 14 Taikoo Wan Road, Taikoo Shing, Hong Kong T 852-2803 9886 F 852-2513 1728 www.wongtung.com</small>	<b>PROJECT:</b> PROPOSED RESIDENTIAL DEVELOPMENT AT N.K.I.L. 6551, KAI TAK AREA 4C, SITE 3 KAI TAK, KOWLOON		<b>DRAWING NO.</b> DMC-2A-008	<b>REV. NO.</b> 01
	<b>TITLE:</b> TOWER 7 2/F TO 26/F PLAN(PHASE 2A)	<b>DATE:</b> Sep. 2024	<b>SCALE:</b> 1:100	



# LEGENDS:

- I RESIDENTIAL TOWER COMMON AREAS AND FACILITIES (INDIGO)
- LO BALCONY (LIGHT ORANGE)
- LB PRIVATE LIFT LOBBY
- PF RESIDENTIAL TOWER COMMON AREAS AND FACILITIES PREFABRICATED EXTERNAL WALL (INDIGO)

## TOWER 7 27/F PLAN (LOWER DUPLEX)

I hereby certify the accuracy of this plan.

*Chen Yat Ching Philip*

CHEN Yat Ching Philip  
Registered Architect Authorized Person  
Date: 13 September 2024

FOR IDENTIFICATION  
PURPOSE ONLY

WONG TUNG & PARTNERS LIMITED  
ARCHITECTS & PLANNERS



18th Floor, 14 Taikee Wan Road, Taikee Shing, Hong Kong  
T 852-2803 9888 F 852-2513 1728 www.wongtung.com



PROJECT:  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT N.K.I.L. 6551, KAI TAK AREA 4C, SITE 3  
KAI TAK, KOWLOON  
TITLE: TOWER 7 27/F (LOWER DUPLEX) PLAN  
(PHASE 2A)

DRAWING NO.	REV. NO.
DMC-2A-009	01
DATE: Sep. 2024	SCALE: 1:100





LEGENDS:

-  RESIDENTIAL TOWER COMMON AREAS AND FACILITIES (INDIGO)
-  RESIDENTIAL TOWER COMMON AREAS AND FACILITIES PREFABRICATED EXTERNAL WALL (INDIGO)


TOWER 7 28/F PLAN (UPPER DUPLEX)

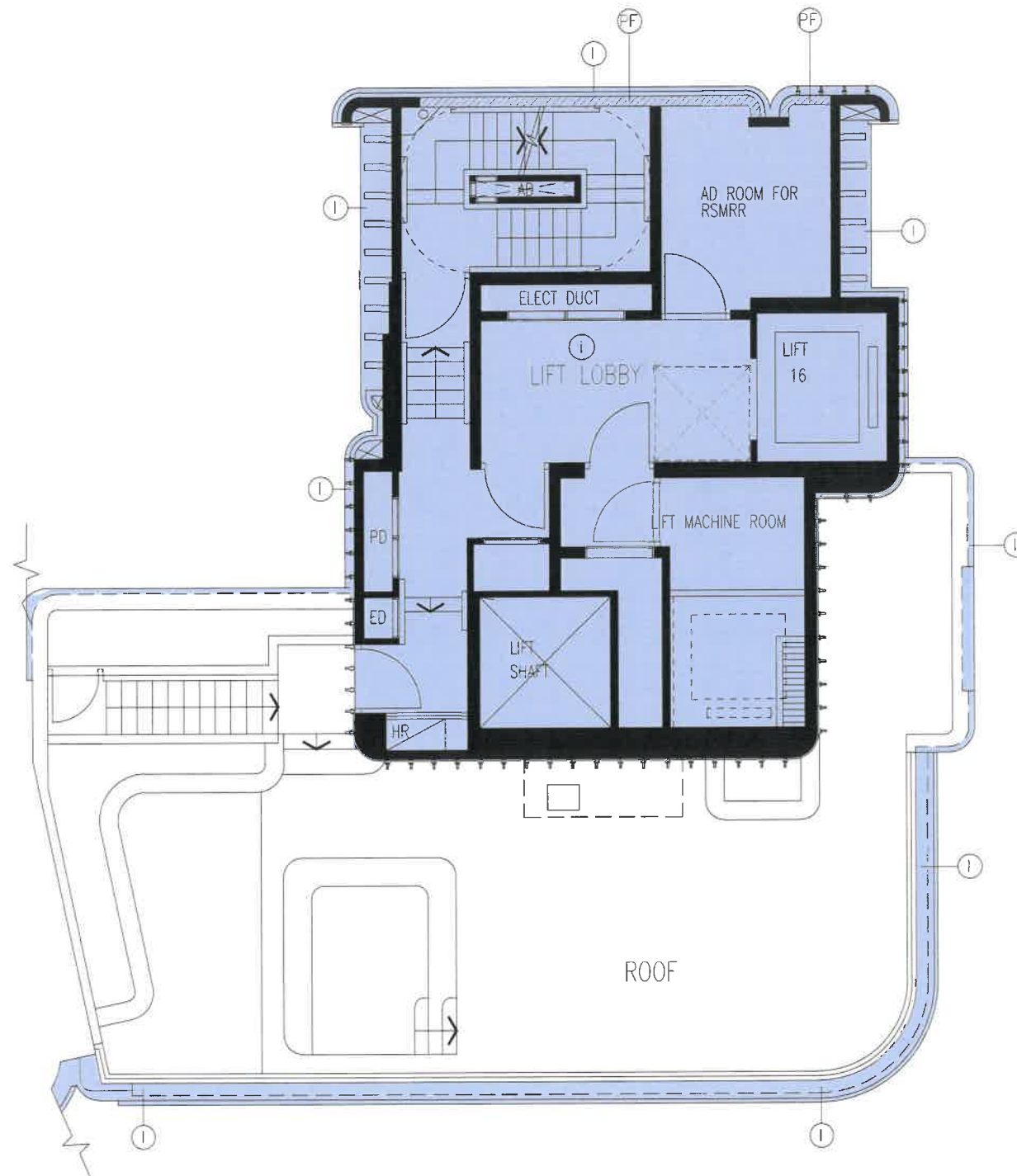
I hereby certify the accuracy of this plan.



CHEN Yat Ching Philip  
Registered Architect Authorized Person  
Date: 13 September 2024

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PURPOSE ONLY

<b>WONG TUNG &amp; PARTNERS LIMITED</b> ARCHITECTS & PLANNERS  <small>18th Floor, 14 Tai Kok Wan Road, Tai Kok Shing, Hong Kong T 852-2803 9888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT N.K.I.L. 6551, KAI TAK AREA 4C, SITE 3 KAI TAK, KOWLOON	DRAWING NO. DMC-2A-010		REV. NO. 01
		TITLE: TOWER 7 28/F (UPPER DUPLEX) PLAN (PHASE 2A)	DATE: Sep. 2024	SCALE: 1:100



TOWER 7 MAIN ROOF PLAN

LEGENDS:

- ① RESIDENTIAL TOWER COMMON AREAS AND FACILITIES (INDIGO)
- PF RESIDENTIAL TOWER COMMON AREAS AND FACILITIES PREFABRICATED EXTERNAL WALL (INDIGO)

I hereby certify the accuracy of this plan.

*Chen Yat Ching Philip*

CHEN Yat Ching Philip  
Registered Architect Authorized Person  
Date: 13 September 2024

FOR IDENTIFICATION  
PURPOSE ONLY

WONG TUNG & PARTNERS LIMITED  
ARCHITECTS & PLANNERS



18th Floor, 14 Takoo Wan Road, Takoo Shing, Hong Kong  
T 852-2803 9888 F 852-2513 1728 www.wongtung.com

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT  
AT N.K.I.L. 6551, KAI TAK AREA 4C, SITE 3  
KAI TAK, KOWLOON

TITLE: TOWER 7 MAIN ROOF PLAN  
(PHASE 2A)

DRAWING NO.

DMC-2A-011

REV. NO.

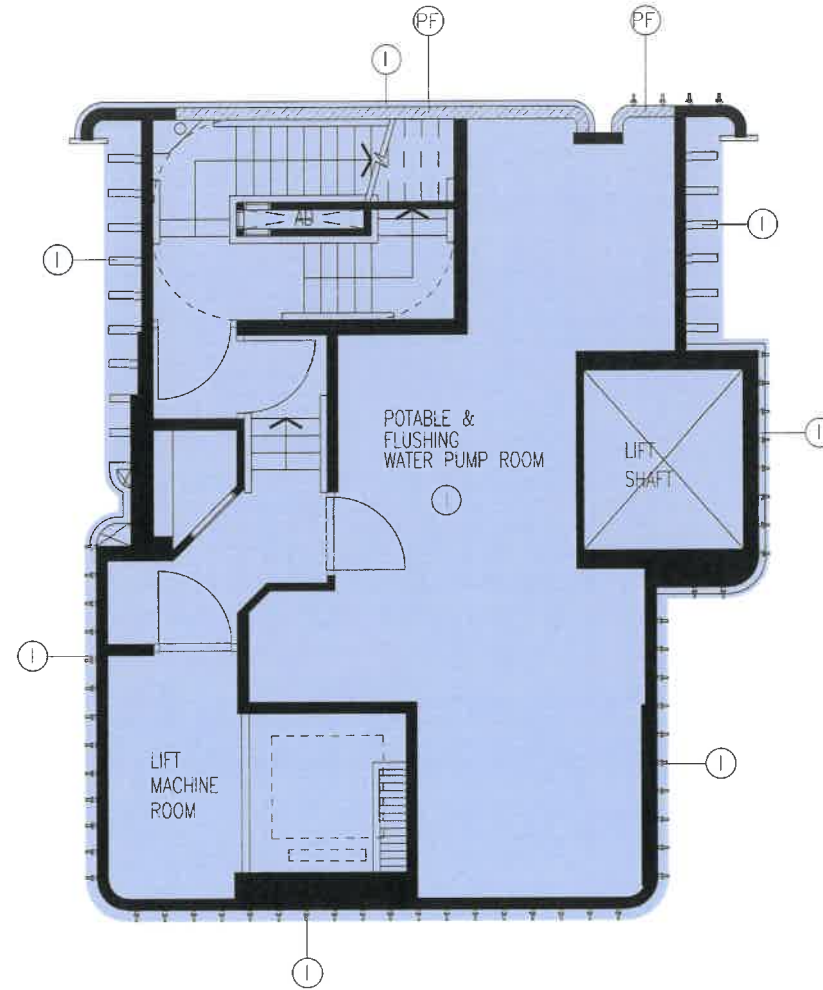
01

DATE:

Sep. 2024



SCALE:

1:100



TOWER 7 INTERMEDIATE ROOF PLAN

LEGENDS:


-  RESIDENTIAL TOWER COMMON AREAS AND FACILITIES (INDIGO)
-  RESIDENTIAL TOWER COMMON AREAS AND FACILITIES PREFABRICATED EXTERNAL WALL (INDIGO)

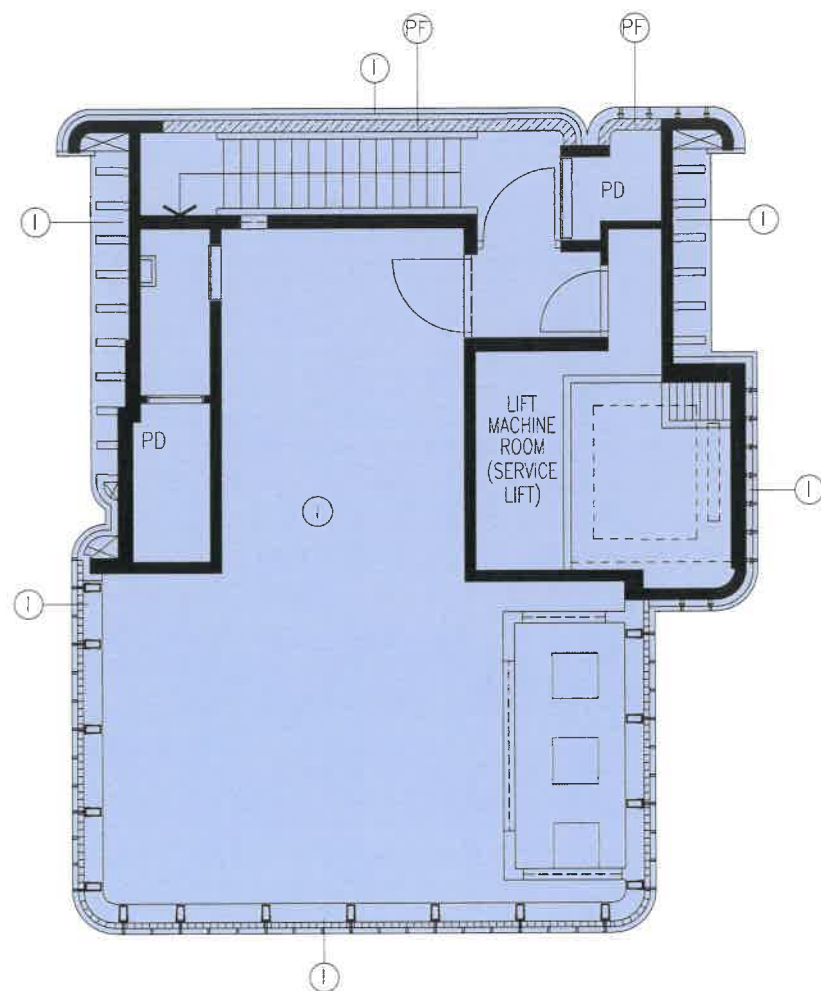
I hereby certify the accuracy of this plan.



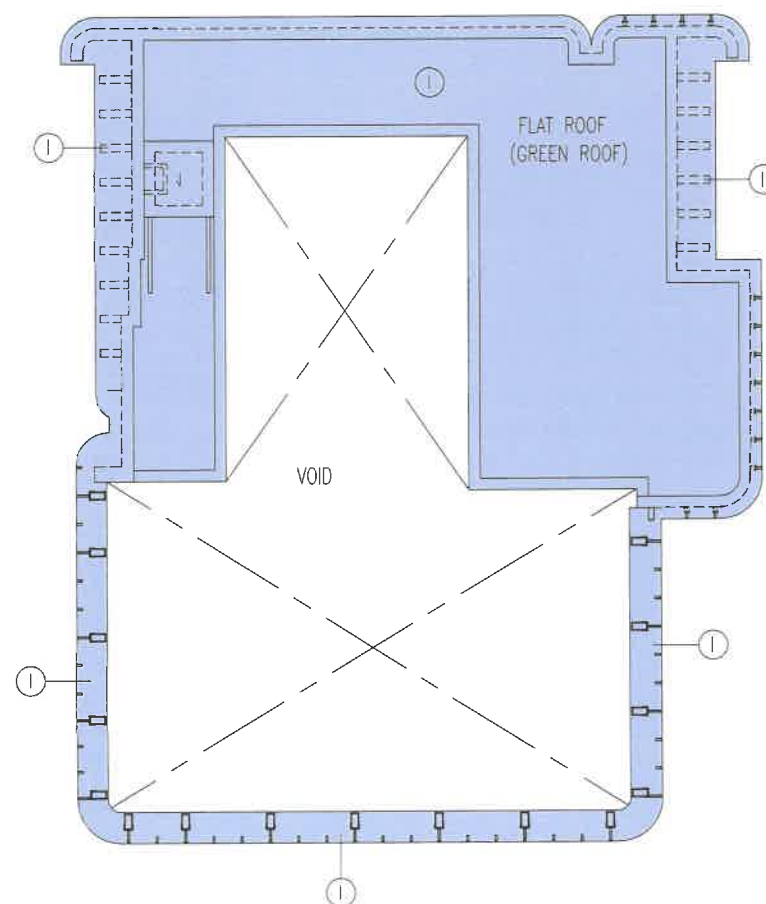
CHEN Yat Ching Philip  
Registered Architect Authorized Person  
Date: 13 September 2024

FOR IDENTIFICATION  
PURPOSE ONLY

<b>WONG TUNG &amp; PARTNERS LIMITED</b> ARCHITECTS & PLANNERS  <small>18th Floor, 14 Taluk Wan Road, Taluk Shing, Hong Kong T 852-2803 8888 F 852-2513 1728 www.wongtung.com</small>	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT N.K.I.L. 6551, KAI TAK AREA 4C, SITE 3 KAI TAK, KOWLOON		DRAWING NO. DMC-2A-012	REV. NO. 01
	TITLE: TOWER 7 INTERMEDIATE ROOF PLAN (PHASE 2A)		DATE: Sep. 2024	SCALE: 1:100



TOWER 7 UPPER ROOF PLAN



TOWER 7 TOP ROOF PLAN

LEGENDS:

- I RESIDENTIAL TOWER COMMON AREAS AND FACILITIES (INDIGO)
- PF RESIDENTIAL TOWER COMMON AREAS AND FACILITIES PREFABRICATED EXTERNAL WALL (INDIGO)

I hereby certify the accuracy of this plan.

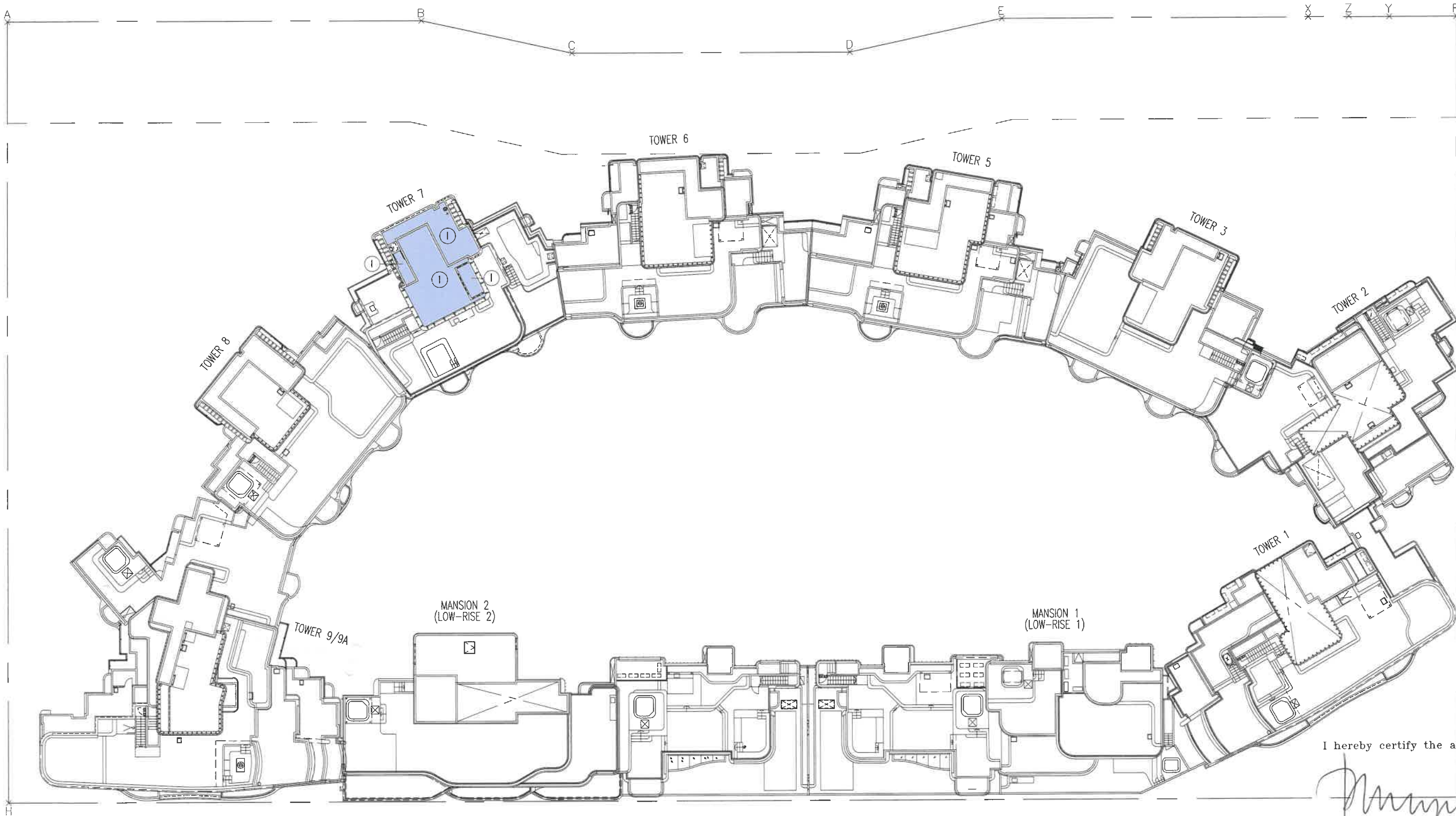
*Chen Yat Ching Philip*

CHEN Yat Ching Philip  
Registered Architect Authorized Person  
Date: 13 September 2024

FOR IDENTIFICATION  
PURPOSE ONLY

<b>WONG TUNG &amp; PARTNERS LIMITED</b> ARCHITECTS & PLANNERS <b>WT</b> <small>18th Floor, 14 Tai Koo Wan Road, Tai Koo Shing, Hong Kong T 852-2803 9888 F 852-2513 1728 www.wongtung.com</small>	<b>PROJECT:</b> PROPOSED RESIDENTIAL DEVELOPMENT AT N.K.I.L. 6551, KAI TAK AREA 4C, SITE 3 KAI TAK, KOWLOON		DRAWING NO. DMC-2A-013	REV. NO. 01
	<b>TITLE:</b> TOWER 7 UPPER ROOF & TOP ROOF PLANS (PHASE 2A)		DATE: Sep. 2024	SCALE: 1:100





I hereby certify the accuracy of this plan.

*[Signature]*

CHEN Yat Ching Philip HKIA RIBA  
Registered Architect Authorized Person

Date: 13 September 2024

LEGENDS:

① RESIDENTIAL TOWER COMMON  
AREAS AND FACILITIES  
(INDIGO)

UNDER LEASE REQUIREMENT

OVERALL GREENERY AREA = 3286.901 m<sup>2</sup> ( 30.001 % OF SITE AREA )

ROOF PLAN (PHASE 2A)

(TOWER No. 4 NOT USED)

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PURPOSE ONLY

WONG TUNG & PARTNERS LIMITED  
ARCHITECTS & PLANNERS



18th Floor, 14 Tai Koo Wan Road, Tai Koo Shing, Hong Kong  
T 852-2803 9888 F 852-2513 1728 www.wongtung.com

PROJECT:  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT N.K.I.L. 6551, KAI TAK AREA 4C, SITE 3  
KAI TAK, KOWLOON

TITLE: GREENERY AREA AT ROOF PLAN  
(PHASE 2A)

DRAWING NO.  
DMC-2A-032

REV. NO.  
01

DATE: Sep. 2024

SCALE: 1:400