

Dated the 28th day of November 2025

LIGHT TIME INVESTMENTS LIMITED
as the First Owner

and



as the Phase 1B First Assignee

and
GO INFINITE COMPANY LIMITED

SUB-DEED OF MUTUAL COVENANT

in respect of

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

(PHASE 1B OF SAI SHA RESIDENCES)



TCTW/PSYC/AFK/17543354

THIS SUB-DEED is made the 28th day of November 2025

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) [REDACTED] (hereinafter called the “**Phase 1B First Assignee**” which expression shall where the context so admits include his executors, administrators and assigns) of the second part; and

(3) **GO INFINITE COMPANY LIMITED** whose registered office is situate at 45th Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong (hereinafter called the “**DMC Manager**”, as defined in the **Principal Deed** (as hereinafter defined)) of the third part.

WHEREAS:-

(A) This Sub-Deed is supplemental to the Principal Deed of Mutual Covenant and Management Agreement registered in the Land Registry by Memorial No.25120901900088 (the “**Principal Deed**”).

(B) Immediately prior to the Assignment to the Phase 1B First Assignee hereinafter referred to the First Owner is the registered owner of and entitled to All Those 357,842 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 1B** (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 357,842 equal undivided 3,000,000th parts or shares referred to in recital (B) are sub-allocated to the various parts of Phase 1B in the manner set out in the Schedule hereto.

(D) By an Assignment bearing even date herewith and made between the First Owner of the one part and the Phase 1B First Assignee of the other part, in consideration therein expressed the First Owner assigned unto the Phase 1B First Assignee All Those [REDACTED] 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 THOSE premises known as [REDACTED] of SIERRA SEA of Phase 1B of the Development (the “**Phase 1B 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 1B 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 Spaces within Phase 1B”

means the Accessible Residential Car Parking Spaces which are located within Phase 1B which are located on the Lower Ground Floor and G1 Floor and for the purposes of identification only shown coloured Red and marked with “a” on the Sub-Deed Plans (drawing nos. DMC-1B-02-2 and DMC-1B-03-2);

“Bicycle Parking Spaces within Phase 1B”

means the Bicycle Parking Spaces which are located within Phase 1B which are located on the Lower Ground Floor and for the purposes of identification only shown coloured Red and marked with “b” on the Sub-Deed Plans (drawing no. DMC-1B-02-2);

“Common Areas and Facilities within Phase 1B”

means collectively the Development Common Areas and Facilities within Phase 1B, the Residential Common Areas and Facilities within Phase 1B, the Residential Carpark Common Areas and Facilities within Phase 1B and all those parts and such of the facilities of Phase 1B designated as common areas and facilities in any other Sub-Deed(s) or Sub-Sub-Deed(s);

“Development Common Areas and Facilities within Phase 1B”

means those parts of the Common Areas and Facilities within Phase 1B 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 1B:-
- (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 1B

as may from time to time be designated as the Development Common Areas and Facilities within Phase 1B in accordance with this Sub-Deed or any Sub-Sub-Deed(s)

but excluding:-

- (i) the Residential Common Areas and Facilities within Phase 1B and the Residential Carpark Common Areas and Facilities within Phase 1B; 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;

“Greeneries Areas with Common Access within Phase 1B”

means the Greeneries Areas with Common Access which are located within Phase 1B 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 1B”

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 1B with open kitchen which is respectively shown and coloured Violet on the Sub-Deed Plans;

“Non-enclosed Areas within Phase 1B”

means collectively:-

- (a) the balconies of the Residential Units within Phase 1B 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 1B 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 1B”

means Phase 1B of the Development as demarcated in the Building Plans comprising Bleu Avenue Tower 1, Bleu Avenue Tower 2, Bleu Avenue Tower 3 and Bleu Avenue Tower 5, podium floors, 794 Residential Units, 364 Residential Car Parking Spaces (which are located on the Lower Ground Floor and (insofar as they are capable of being shown on plans) for the purposes of identification only shown on the Sub-Deed Plans (drawing nos. DMC-1B-02 and DMC-1B-02-2)) and the Common Areas and Facilities within Phase 1B;

“Recreational Areas and Facilities within Phase 1B”

means the Recreational Areas and Facilities which are located within Phase 1B which are for identification purpose shown coloured Red Cross-Hatched Black on the Sub-Deed Plans and/or the plan(s) annexed to any Sub-Sub-Deed(s);

“Residential Carpark Common Areas and Facilities within Phase 1B”

means those parts of the Common Areas and Facilities within Phase 1B and includes:-

- (a) (i) the Common EV Facilities, all the driveways, passages, corridors,

ramps and staircases within Phase 1B which are intended for the common use and benefit of the Carpark as a whole;

- (ii) such other areas, apparatus, devices, systems and facilities of and in the Development and within Phase 1B intended for the common use and benefit of the Carpark as a whole;
- (iii) to the extent not specifically provided in sub-paragraphs (i) and (ii) above, such other parts of Phase 1B:-

- (A) covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and/or
- (B) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance;

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

- (b) such other areas, apparatus, devices, systems and facilities of and in Phase 1B as may from time to time be designated as the Residential Carpark Common Areas and Facilities within Phase 1B in accordance with this Sub-Deed or any Sub-Sub-Deed(s)

but excluding:-

- (i) the Development Common Areas and Facilities within Phase 1B and the Residential Common Areas and Facilities within Phase 1B; and
- (ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

"Residential Common Areas and Facilities within Phase 1B"

means those parts of the Common Areas and Facilities within Phase 1B 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 Spaces within Phase 1B, the Bicycle Parking Spaces within Phase 1B, the Greenery Areas with

Common Access within Phase 1B, the Recreational Areas and Facilities within Phase 1B, 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), covered walkway (for the purpose of identification only shown coloured Red Hatched Indigo on the Sub-Deed Plans) and such of the passages, the Residential Loading and Unloading Spaces within Phase 1B (not being the Recreational Areas and Facilities Loading and Unloading Space), common corridors and lift lobbies, entrances, landings, entrance lobbies, trellis (for the purpose of identification only shown coloured Red Hatched Green on the Sub-Deed Plans), management office (for the purpose of identification only marked "Management Office" on the Sub-Deed Plans), hose reels, structural walls, stairways, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, electrical cabinet, electrical ducts, electrical rooms, electrical meter cabinet, extra low voltage ducts, emergency generator room, fire services & sprinkler pump room, fire services pump rooms, fireman's lift lobbies, fan room, portable and flushing water tank room, flushing water tank, lavatories for watchman and management staff, pipe ducts (P.D.), potable water tank, potable and flushing water pump room, sewage pump room, sewage water tank, refuse storage and material recovery rooms, fire service control valve rooms, switch rooms, telecommunication ducts, water meter cabinet, wider common corridors and lift lobbies, 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 1B 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 1B:-
 - (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, Red Cross-Hatched Black, Red Hatched Brown, Red Hatched Green, Red Hatched Indigo and Indigo dotted lines on the Sub-Deed Plans; and

(c) such other areas, apparatus, devices, systems and facilities of and in Phase 1B as may from time to time be designated as the Residential Common Areas and Facilities within Phase 1B in accordance with this Sub-Deed or any Sub-Sub-Deed(s)

but excluding:-

- (i) the Development Common Areas and Facilities within Phase 1B and the Residential Carpark Common Areas and Facilities within Phase 1B; and
- (ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

“Residential Loading and Unloading Space within Phase 1B”

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

“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 1B (including without limitation the Common Areas and Facilities within Phase 1B); 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 1B setting forth the rights and obligations of any component part of Phase 1B 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 1B First Assignee the whole of Phase 1B together with the appurtenances thereto and the entire rents and profits thereof SAVE AND EXCEPT the Phase 1B First Assignee's Unit and the Common Areas and Facilities within Phase 1B and SUBJECT TO the rights and privileges granted to the Phase 1B 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 1B 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 1B First Assignee

The Phase 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B with which such balcony, utility platform, flat roof, roof, garden or stairhood is held.

7. Common Areas and Facilities within Phase 1B

- (a) The Common Areas and Facilities within Phase 1B shall form part of the Common Areas and Facilities.
- (b) The Development Common Areas and Facilities within Phase 1B shall form part of the Development Common Areas and Facilities.
- (c) The Residential Common Areas and Facilities within Phase 1B shall form part of the Residential Common Areas and Facilities.
- (d) The Residential Carpark Common Areas and Facilities within Phase 1B shall form part of the Residential Carpark Common Areas and Facilities.
- (e) The Recreational Areas and Facilities within Phase 1B shall form part of the Recreational Areas and Facilities.

8. Annual budget

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

- (a) the first part of the annual budget referred in Clause 4.6(a) of the Principal Deed shall cover as well all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Development Common Areas and Facilities within Phase 1B;
- (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 1B; and
- (c) the third part of the annual budget referred in Clause 4.6(c) of the Principal Deed shall cover as well all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Carpark Common Areas and Facilities within Phase 1B.

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 1B

- (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 1B together with the Common Areas and Facilities within Phase 1B 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 1B 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 1B 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 1B together with the Common Areas and Facilities within Phase 1B 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 Spaces within Phase 1B

The Accessible Residential Car Parking Spaces within Phase 1B 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 Spaces within Phase 1B.

12. Bicycle Parking Spaces within Phase 1B

The Bicycle Parking Spaces within Phase 1B shall form part of the Bicycle Parking Spaces. All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Bicycle Parking Spaces shall apply to the Bicycle Parking Spaces within Phase 1B.

13. Recreational Areas and Facilities within Phase 1B

The Recreational Areas and Facilities within Phase 1B shall form part of the Recreational Areas and Facilities. All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Recreational Areas and Facilities shall apply to the Recreational

Areas and Facilities Phase 1B.

14. Residential Loading and Unloading Space within Phase 1B

The Residential Loading and Unloading Space within Phase 1B shall form part of the Residential Loading and Unloading Space. All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Residential Loading and Unloading Space shall apply to the Residential Loading and Unloading Space within Phase 1B.

15. Greenery Areas with Common Access within Phase 1B

The Greenery Areas with Common Access within Phase 1B 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 1B.

16. Kitchen Wall within Phase 1B

The Kitchen Wall within Phase 1B 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 1B.

17. Non-enclosed Areas within Phase 1B

The Non-enclosed Areas within Phase 1B 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 1B.

18. 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.

19. 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 1B (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 1B or (as the case may be) the Manager. The covenants and provisions of this Sub-Deed are binding on all Owners of Phase 1B and the benefit and burden thereof are annexed to the Land and the Development and to the Undivided Share(s) in respect thereof.

20. 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.

21. Plans of Common Areas and Facilities within Phase 1B

A set of the Sub-Deed Plans annexed hereto showing the Common Areas and Facilities within Phase 1B shall be kept at the management office of the Development for inspection by the Owners during normal office hours free of costs and charges.

22. 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 1B and the Common Areas and Facilities within Phase 1B and to the Undivided Share or Shares held therewith.

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

THE SCHEDULE

Allocation of Undivided Shares

Section 1: Summary

<u>Description</u>	<u>Undivided Shares</u>
Phase 1B	
(a) Residential Units	346,742
(b) Residential Car Parking Spaces	9,100
364 Residential Car Parking Spaces <i>(25 Undivided Shares each)</i>	
(c) Common Areas and Facilities within Phase 1B	2,000
Total for Phase 1B:	<u>357,842</u>

Section 2: Allocation of Undivided Shares to each Residential Unit

1. Bleu Avenue Tower 1

Floor	Flat	Note	No. of Undivided Shares	
			Each Flat	Sub-Total
G1/F	A	1	950	950
	B	1	948	948
	C	1	493	493
	F	1	537	537
	G	1	523	523
	H	1	608	608
G2/F	A	3	691	691
	B	3	728	728
	C	2	411	411
	F	3	394	394
	G	3	393	393
	H	2	439	439
1/F – 10/F (9 storeys)	A	3	691	6,219
	B	3	728	6,552
	C	2	404	3,636
	D	2	391	3,519
	E	3	438	3,942
	F	3	394	3,546
	G	3	393	3,537
	H	2	439	3,951
11/F – 16/F (4 storeys)	A	3	691	2,764
	B	3	728	2,912
	C	2	407	1,628
	D	2	395	1,580
	E	3	438	1,752
	F	3	394	1,576
	G	3	396	1,584
	H	2	439	1,756
17/F	A	4	2,019	2,019
	B	4	1,036	1,036
	C	4	895	895
Total:			61,519	

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 and the roof(s) thereabove.

2. Bleu Avenue Tower 2

Floor	Flat	Note	No. of Undivided Shares	
			Each Flat	Sub-Total
G1/F	A	1	629	629
	B	1	558	558
	E	1	486	486
	F	1	593	593
	G	1	512	512
	H	1	493	493
	J	1	346	346
G2/F	A	2	474	474
	B	3	409	409
	E	2	394	394
	F	3	438	438
	G	3	393	393
	H	3	393	393
	J	2	270	270
1/F – 18/F (15 storeys)	A	2	474	7,110
	B	3	409	6,135
	C	3	435	6,525
	D	2	391	5,865
	E	2	391	5,865
	F	3	438	6,570
	G	3	393	5,895
	H	3	393	5,895
	J	2	270	4,050
	A	2	474	948
19/F – 20/F (2 storeys)	B	3	409	818
	C	3	435	870
	D	2	394	788
	E	2	394	788
	F	3	438	876
	G	3	393	786
	H	3	396	792
	J	2	273	546
21/F – 22/F (2 storeys)	A	2	474	948
	B	3	409	818
	C	3	438	876
	D	2	394	788
	E	2	394	788
	F	3	438	876
	G	3	393	786
	H	3	396	792
23/F	J	2	273	546
	A	4	1,409	1,409
	B	4	995	995

	C	4	996	996
	D	4	888	888
			Total:	79,016

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 and the roof(s) thereabove.

3. Bleu Avenue Tower 3

Floor	Flat	Note	No. of Undivided Shares	
			Each Flat	Sub-Total
G1/F	A	1	647	647
	B	1	546	546
	C	1	576	576
	D	1	509	509
	G	1	535	535
	H	1	522	522
	J	1	373	373
G2/F	A	2	474	474
	B	3	409	409
	C	3	435	435
	D	2	394	394
	G	3	393	393
	H	3	393	393
	J	2	270	270
1/F – 23/F (19 storeys)	A	2	474	9,006
	B	3	409	7,771
	C	3	435	8,265
	D	2	391	7,429
	E	2	391	7,429
	F	3	438	8,322
	G	3	393	7,467
	H	3	393	7,467
	J	2	270	5,130
	A	2	474	948
25/F – 26/F (2 storeys)	B	3	409	818
	C	3	435	870
	D	2	394	788
	E	2	394	788
	F	3	438	876
	G	3	393	786
	H	3	396	792
	J	2	273	546
	A	2	474	948

27/F – 28/F (2 storeys)	B	3	409	818
	C	3	438	876
	D	2	394	788
	E	2	394	788
	F	3	438	876
	G	3	393	786
	H	3	396	792
	J	2	273	546
	A	4	1,409	1,409
	B	4	995	995
29/F	C	4	996	996
	D	4	888	888
				Total: 93,480

Remark: No 4/F, 13/F, 14/F and 24/F. 16/F is refuge floor.

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 and the roof(s) thereabove.

4. Bleu Avenue Tower 5

Floor	Flat	Note	No. of Undivided Shares	
			Each Flat	Sub-Total
G1/F	C	1	520	520
	D	1	616	616
	E	1	561	561
	F	1	809	809
	G	1	356	356
	H	1	515	515
	J	1	539	539
G2/F	C	2	392	392
	D	3	463	463
	E	3	409	409
	F	3	588	588
	G	2	271	271
	H	3	392	392
	J	3	393	393
1/F – 28/F (23 storeys)	A	3	511	11,753
	B	2	342	7,866
	C	2	391	8,993
	D	3	463	10,649
	E	3	409	9,407
	F	3	588	13,524
	G	2	271	6,233
	H	3	392	9,016
	J	3	393	9,039

29/F – 30/F (2 storeys)	A	3	511	1,022
	B	2	345	690
	C	2	394	788
	D	3	463	926
	E	3	409	818
	F	3	588	1,176
	G	2	274	548
	H	3	396	792
	J	3	393	786
	A	3	514	1,028
31/F – 32/F (2 storeys)	B	2	345	690
	C	2	394	788
	D	3	463	926
	E	3	409	818
	F	3	588	1,176
	G	2	274	548
	H	3	396	792
	J	3	393	786
	A	4	960	960
	B	4	1,010	1,010
33/F	C	4	1,452	1,452
	D	4	903	903
Total:				112,727

Remark: No 4/F, 13/F, 14/F and 24/F. 16/F is refuge floor.

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 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

Lui Ting Director

duly authorised by a board resolution of its
directors whose signature(s) is/are verified
by:-



**Chow Sau Ying Pheona
Johnson Stokes & Master
Solicitor, Hong Kong SAR**

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)
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)
)
)
)



Phase 1B First Assignee

SIGNED, SEALED and DELIVERED by)
the Phase 1B First Assignee (Holders of)
Hong Kong Identity Card Nos. [REDACTED])
[REDACTED] in the presence of:-)



CHOI MARGARET
Solicitor, Hong Kong SAR
Sit, Fung, Kwong & Shum

INTERPRETED to the Phase 1B First Assignee by:-



Wong Hui Wah
Solicitor, Hong Kong SAR
SIT, FUNG, KWONG & SHUM

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

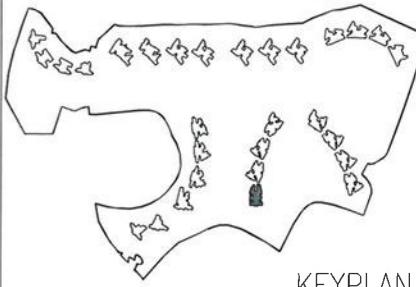
Cimmy Yuen Sinn Man Director

duly authorised by a board resolution of
its directors whose signature(s) is/are
verified by :-

)
)
)
)
)
)




Chow Sau Ying Pheona
Johnson Stokes & Master
Solicitor, Hong Kong SAR



KEYPLAN

COLOUR LEGEND

(R)	RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
(R)	WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
(V)	KITCHEN WALL WITHIN PHASE 1B
(L)	BALCONY
(LY)	UTILITY PLATFORM
(G)	DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 1B
(DL)	NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)
	COVERED WALKWAY (RED HATCHED INDIGO)
	COVERED LANDSCAPED AREA (RED HATCHED BROWN)
(GY)	OTHER PHASE(S)

LEGEND

AF ARCHITECTURAL FEATURE

P	24/11/2025	15TH ISSUE
N	27/03/2025	14TH ISSUE
M	19/03/2025	13TH ISSUE
L	06/03/2025	12TH ISSUE
NUMBER / AM	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 / 圖名
PRINCIPAL DMC PLAN – BLEU AVENUE TOWER 1
G1 FLOOR PLAN & G2 FLOOR PLAN

SCALE / 比例
1:250@A3

DATE / 日期
MAY 2022

DRAWING NUMBER / 碑號
DMC-T28-001

L | M | N | P | | | |

DESIGNED / 設計
CHECKED / 審核
APPROVED / 審定

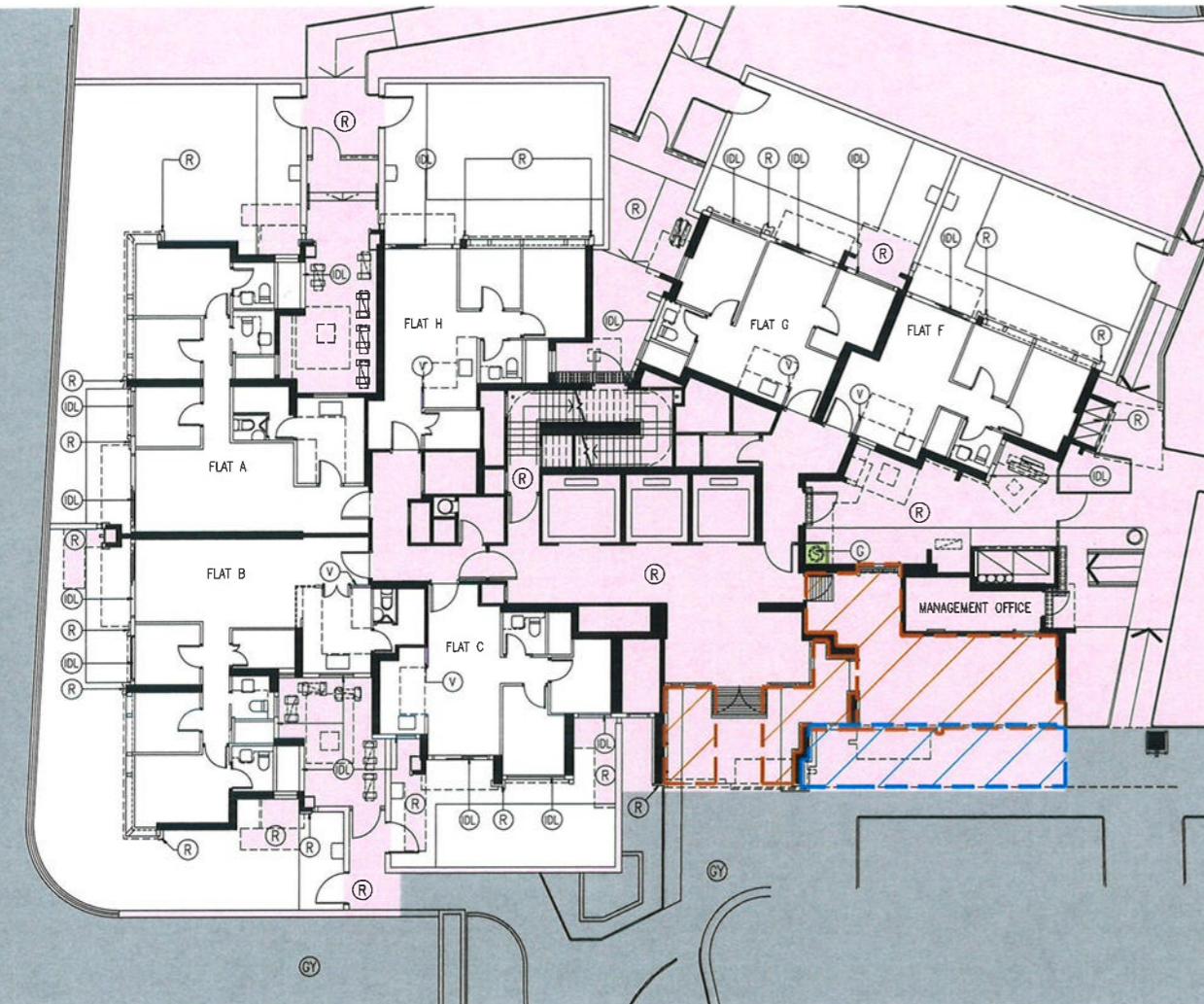
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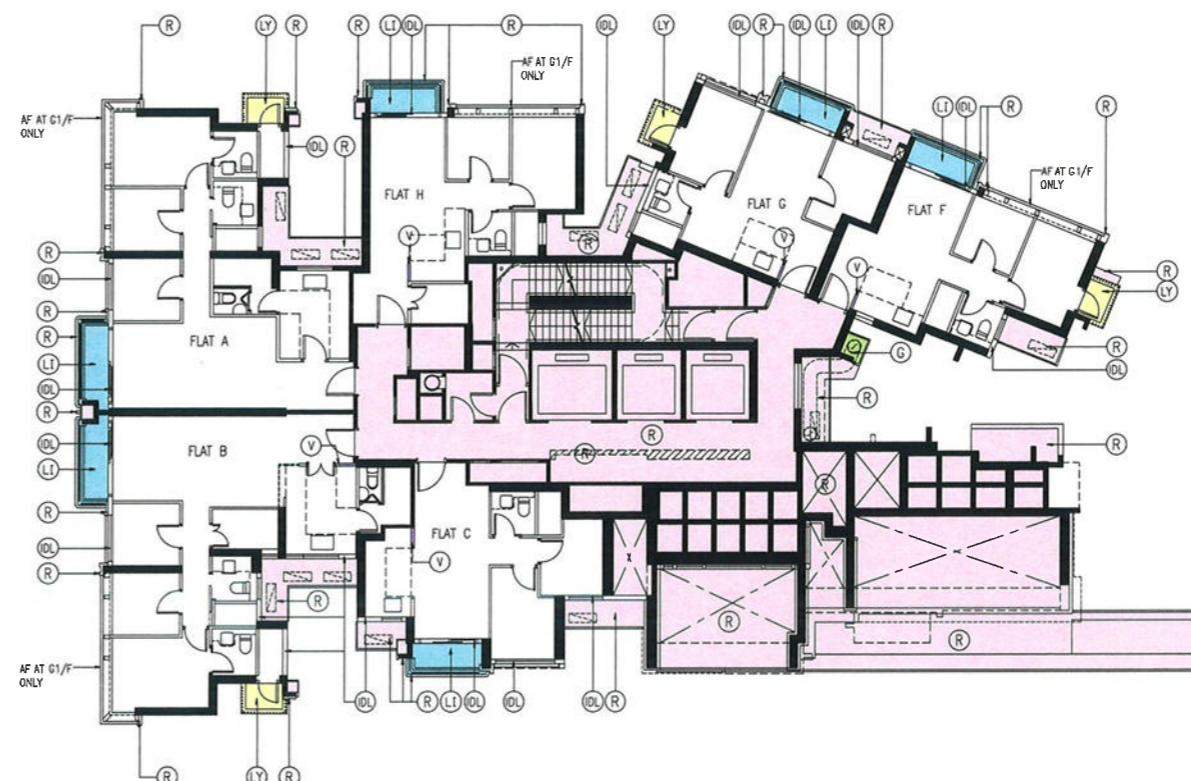
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BLEU AVENUE TOWER 1 – G1 FLOOR PLAN

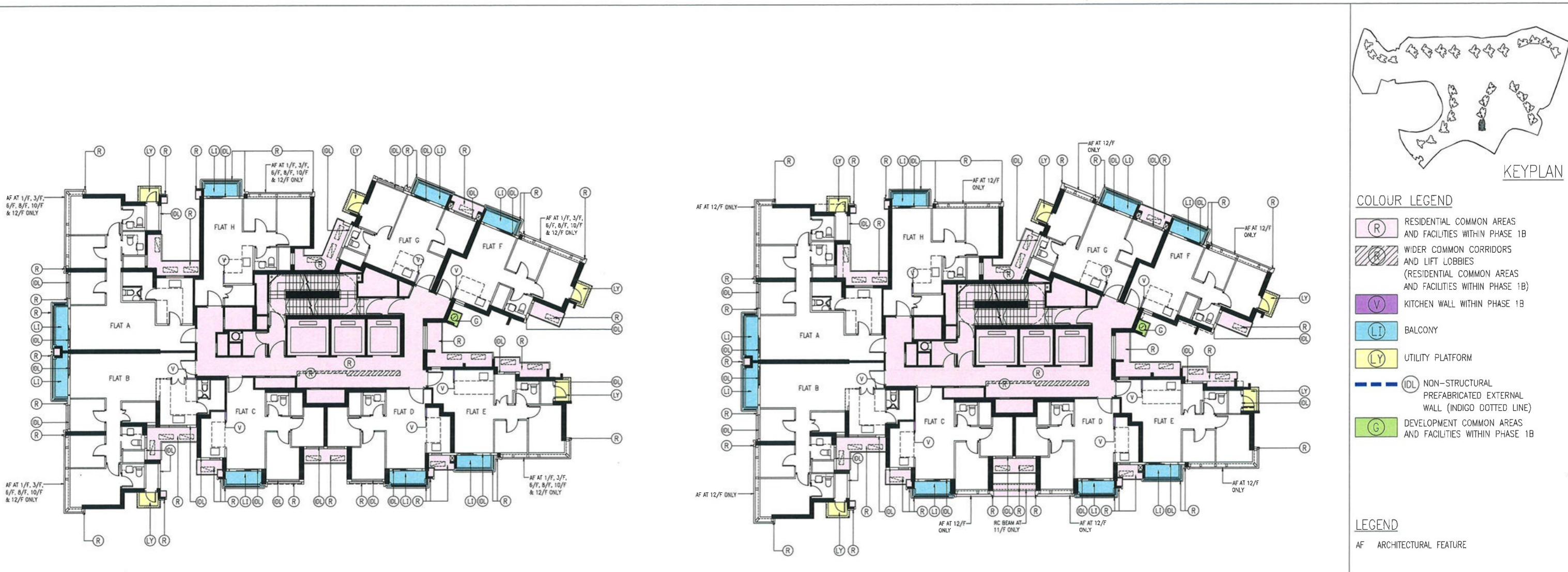


BLEU AVENUE TOWER 1 – G2 FLOOR PLAN

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN


CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)

24 NOVEMBER 2025



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

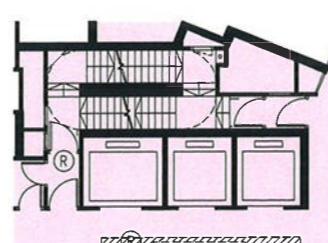
BLEU AVENUE TOWER 1 – TYPICAL FLOOR PLAN (11/F TO 16/F)
(13/F & 14/F OMITTED)

P	24/11/2025	15TH ISSUE
N	27/03/2025	14TH ISSUE
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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 – BLEU AVENUE TOWER 1
TYPICAL FLOOR PLAN (1F-10F) &
TYPICAL FLOOR PLAN (11F-16F)



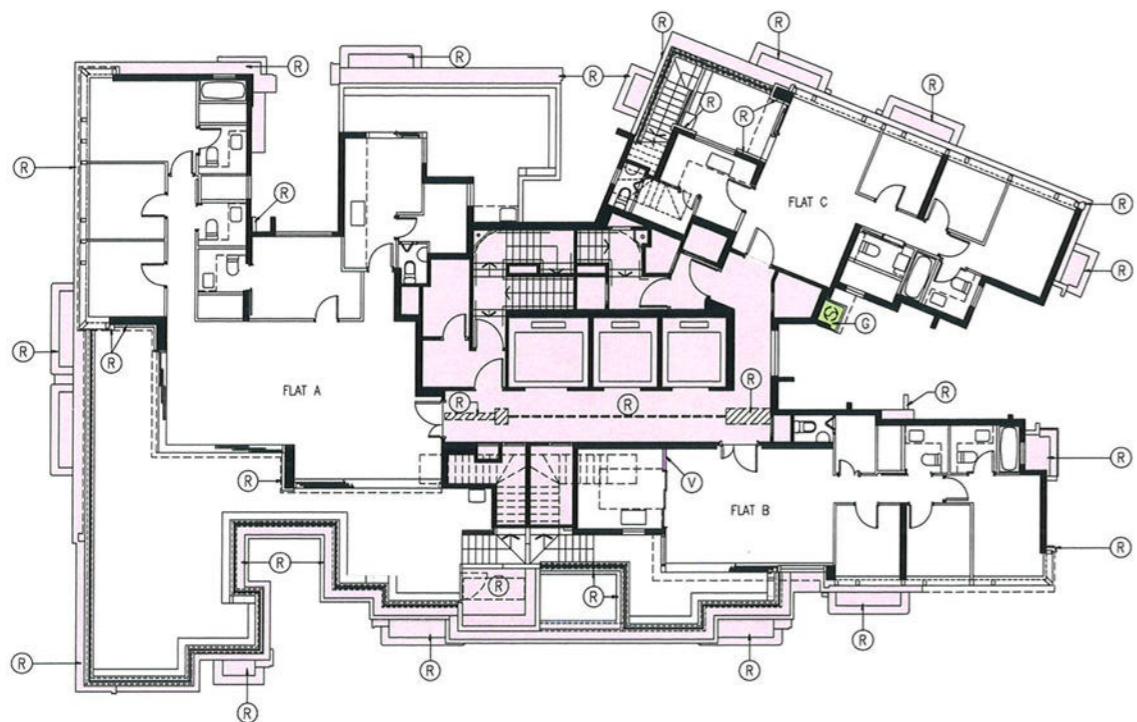
PART PLAN OF 16/F

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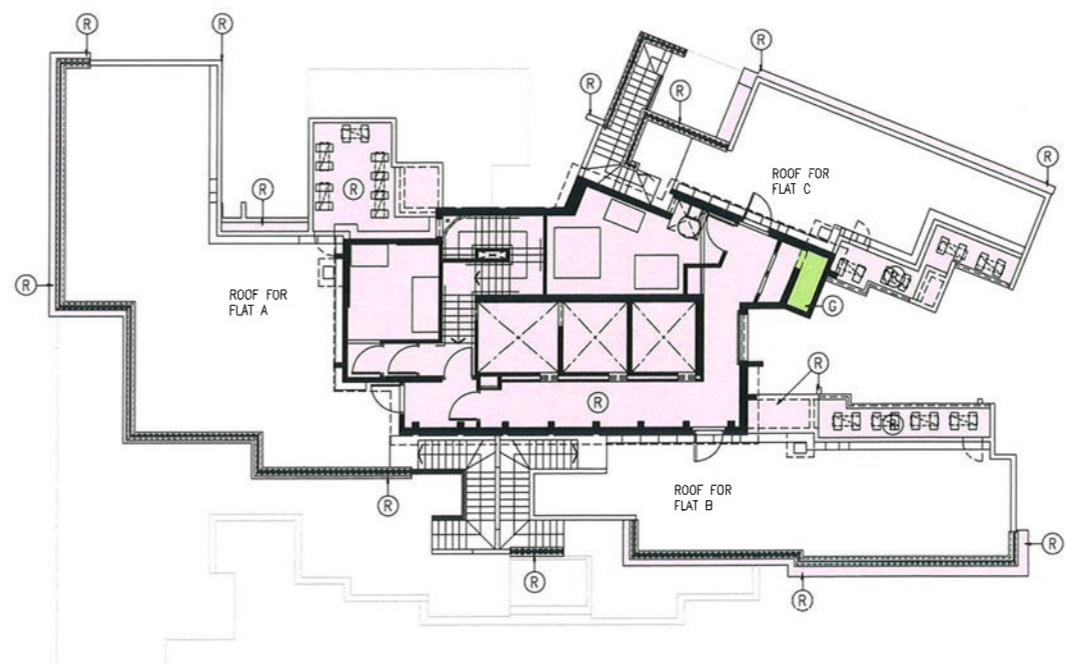
CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)
24 NOVEMBER 2025

SCALE / 比例	JOB NUMBER / 工程編號
1:2500A3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
MAY 2022	DMC-T28-002
L M N P	

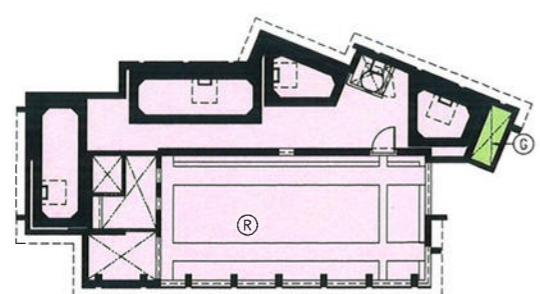
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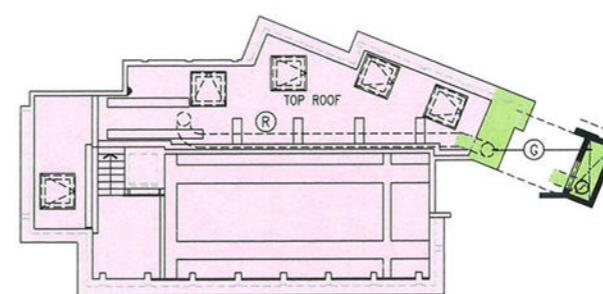
BLEU AVENUE TOWER 1 – 17/F FLOOR PLAN



BLEU AVENUE TOWER 1 – ROOF FLOOR PLAN



BLEU AVENUE TOWER 1 – UPPER ROOF PLAN



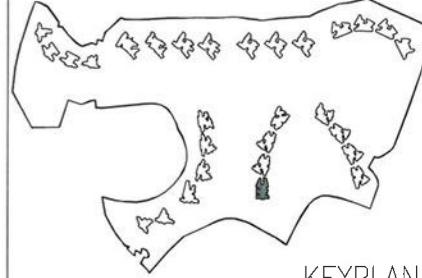
BLEU AVENUE TOWER 1 – TOP ROOF PLAN

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

CHAN WAN MING

CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)

24 NOVEMBER 2025



COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- (W) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
- (V) KITCHEN WALL WITHIN PHASE 1B
- (G) DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 1B

P	24/11/2025	15TH ISSUE
N	27/03/2025	14TH ISSUE
M	19/03/2025	13TH ISSUE
L	06/03/2025	12TH ISSUE
NUMBER / 參號	DATE / 日期	AMENDMENT / 变更

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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 – BLEU AVENUE TOWER 1
17TH FLOOR PLAN, ROOF FLOOR PLAN,
UPPER ROOF PLAN & TOP ROOF PLAN

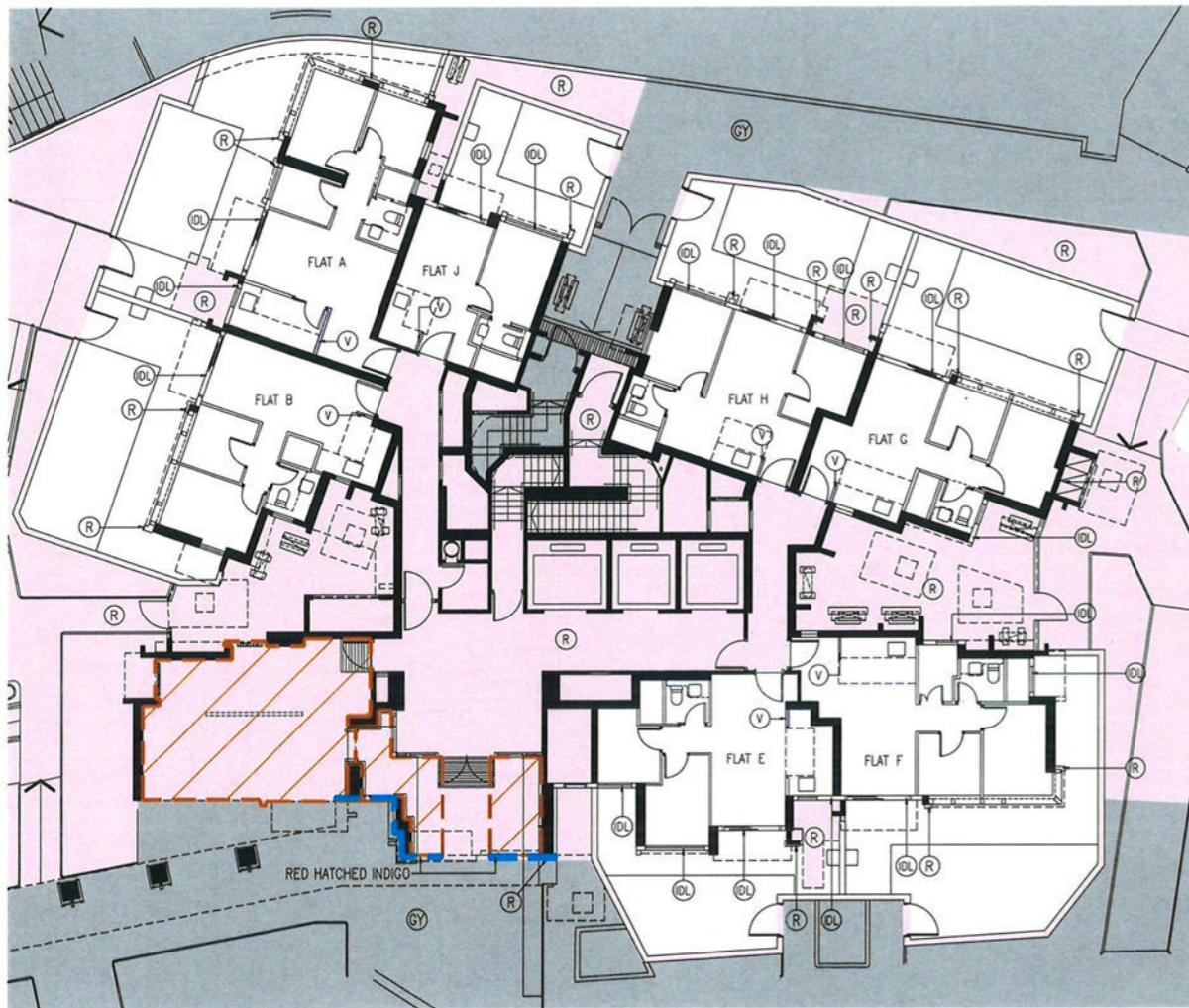
SCALE / 比例
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JOB NUMBER / 工程編號
5552B
DRAWING NUMBER / 圖號
DMC-T28-003

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BLEU AVENUE TOWER 2 – G1 FLOOR PLAN

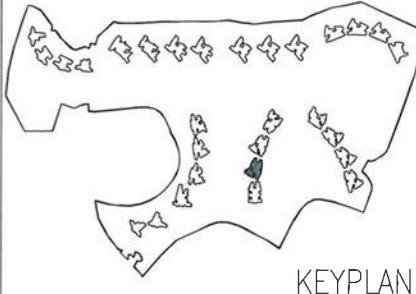


BLEU AVENUE TOWER 2 – G2 FLOOR PLAN

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

CHAN WAN MING
CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)

24 NOVEMBER 2025



COLOUR LEGEND

(R)	RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
	WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
(V)	KITCHEN WALL WITHIN PHASE 1B
(L)	BALCONY
(LY)	UTILITY PLATFORM
(DL)	NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)
	COVERED WALKWAY (RED HATCHED INDIGO)
	COVERED LANDSCAPED AREA (RED HATCHED BROWN)
(GY)	OTHER PHASE(S)

LEGEND

AF ARCHITECTURAL FEATURE

P	24/11/2025	15TH ISSUE
N	27/03/2025	14TH ISSUE
M	19/03/2025	13TH ISSUE
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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 – BLEU AVENUE TOWER 2
G1 FLOOR PLAN & G2 FLOOR PLAN

SCALE / 比例
1:2500A3

DATE / 日期
MAY 2022

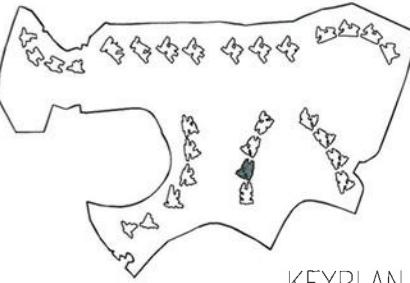
JOB NUMBER / 工程編號
5552B

DRAWING NUMBER / 圖號
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KEYPLAN

COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- (W) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
- (V) KITCHEN WALL WITHIN PHASE 1B
- (L) BALCONY
- (LY) UTILITY PLATFORM
- (IDL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)

LEGEND

AF ARCHITECTURAL FEATURE

P	24/11/2025	15TH ISSUE
N	27/03/2025	14TH ISSUE
M	19/03/2025	13TH ISSUE
L	06/03/2025	12TH ISSUE
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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 - BLEU AVENUE TOWER 2
TYPICAL FLOOR PLAN (1F-18F) &
TYPICAL FLOOR PLAN (19F-21F)

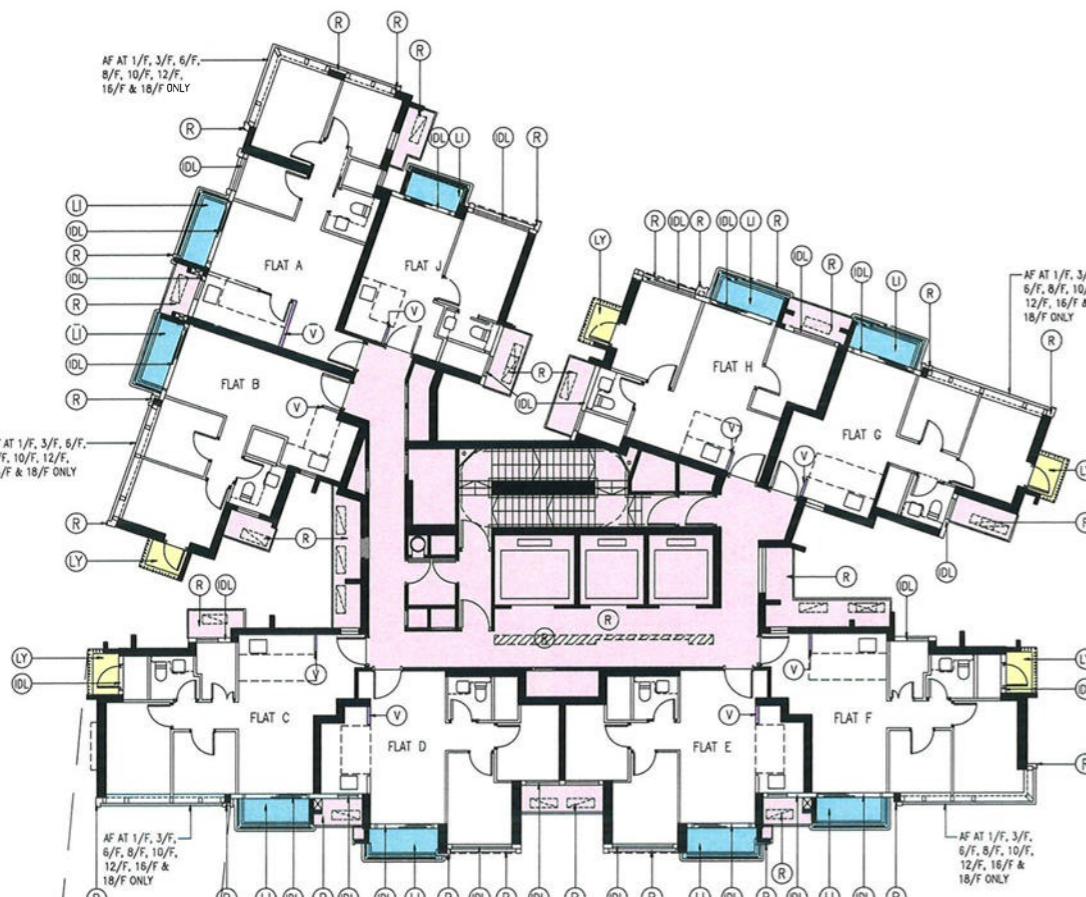
SCALE / 比例	JOB NUMBER / 工程編號
1:2500@A3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
MAY 2022	DMC-T30-002
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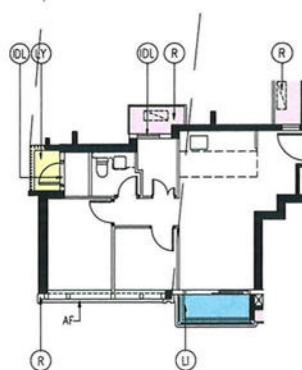
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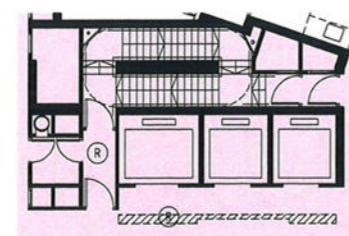
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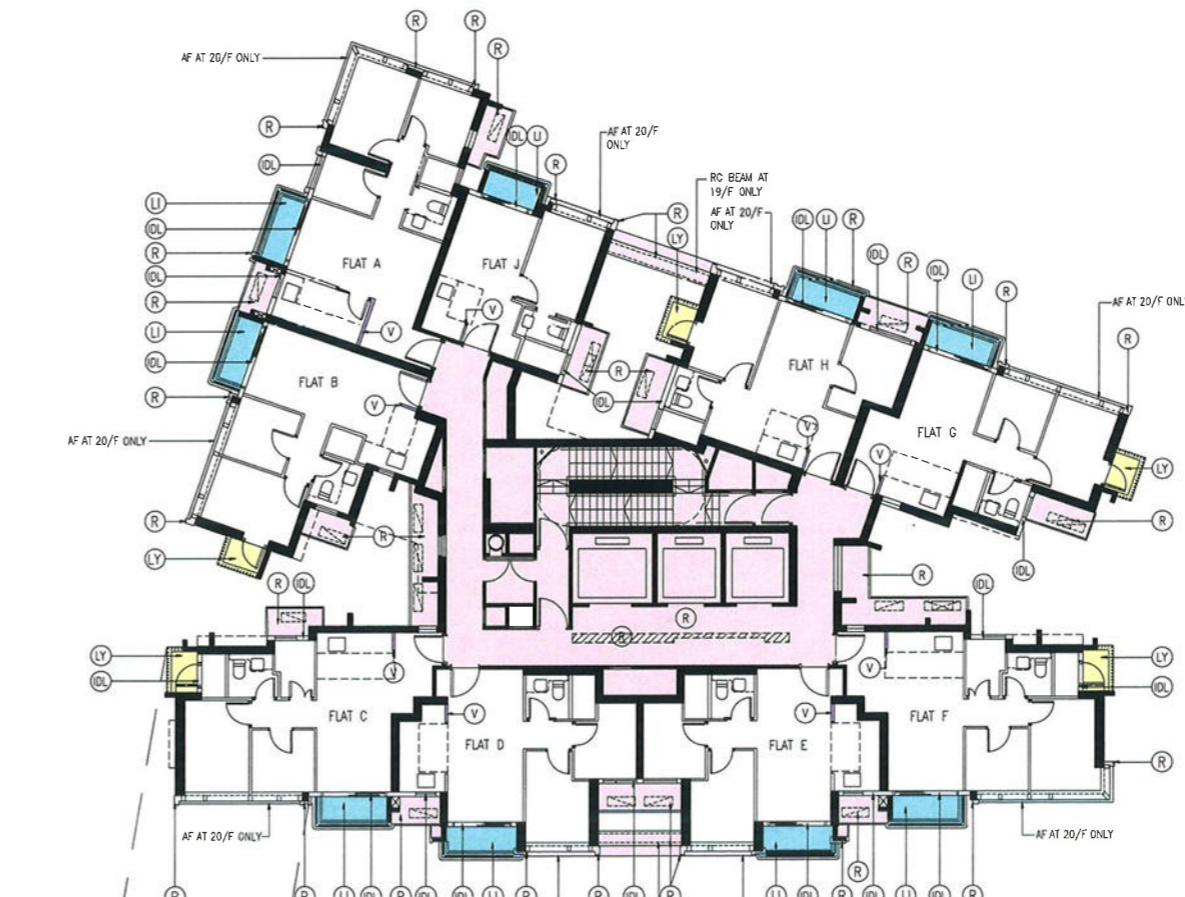
BLEU AVENUE TOWER 2 - TYPICAL FLOOR PLAN (1/F TO 18/F)
(4/F, 13/F & 14/F OMITTED)



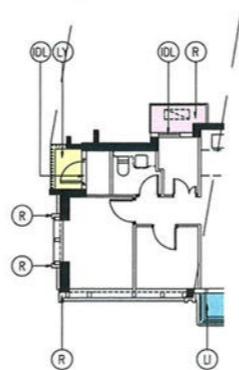
PART PLAN OF 10/F



PART PLAN OF 22/F



BLEU AVENUE TOWER 2 - TYPICAL FLOOR PLAN
(19/F TO 22/F)

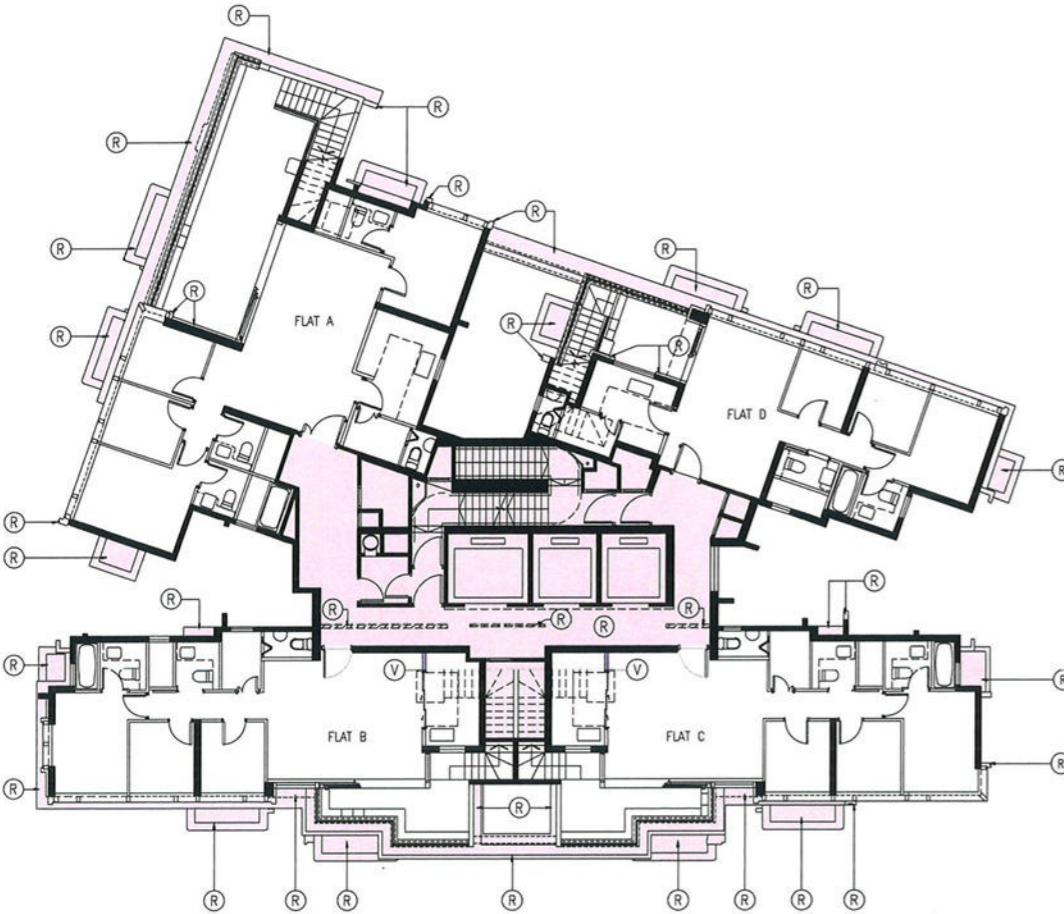


PART PLAN OF 21/F & 22/F

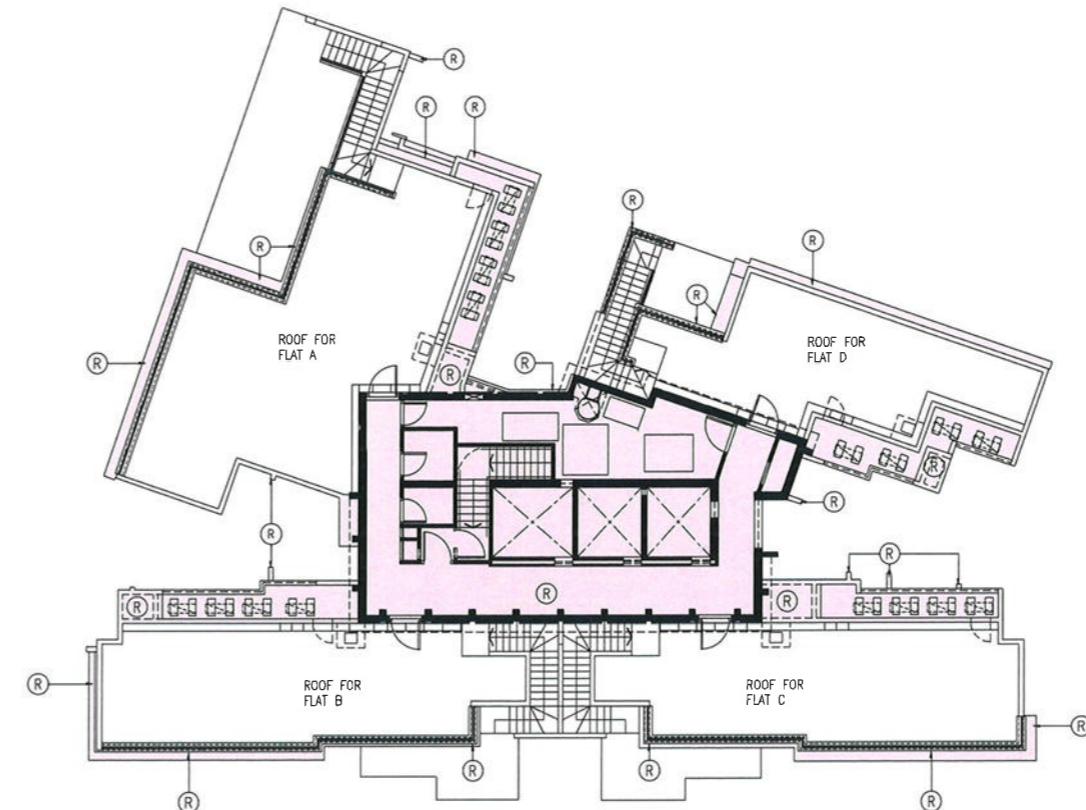
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Chan Wan Ming
CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)

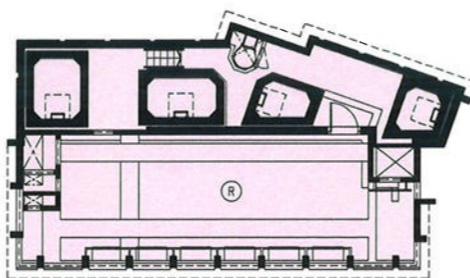
24 NOVEMBER 2025



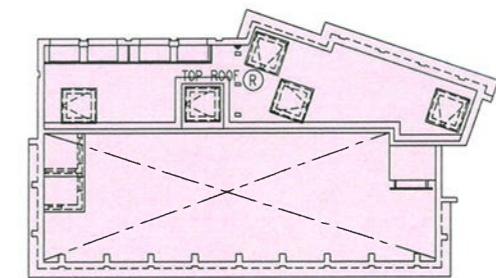
BLEU AVENUE TOWER 2 – 23/F FLOOR PLAN



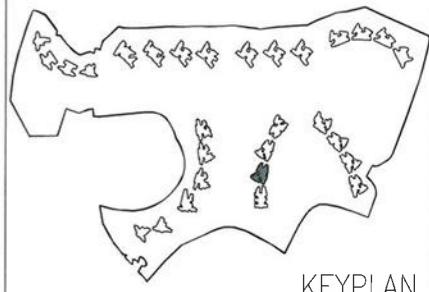
BLEU AVENUE TOWER 2 – ROOF FLOOR PLAN



BLEU AVENUE TOWER 2 – UPPER ROOF PLAN



BLEU AVENUE TOWER 2 – TOP ROOF PLAN



COLOUR LEGEND

(R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B

WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)

P	24/11/2025	15TH ISSUE
N	27/03/2025	14TH ISSUE
M	19/03/2025	13TH ISSUE
L	06/03/2025	12TH ISSUE

NUMBER / 42# DATE / 24/11 AMENDMENT / 15#

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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 – BLEU AVENUE TOWER 2
22ND FLOOR PLAN, 23RD FLOOR PLAN
ROOF FLOOR PLAN, UPPER ROOF PLAN
& TOP ROOF PLAN

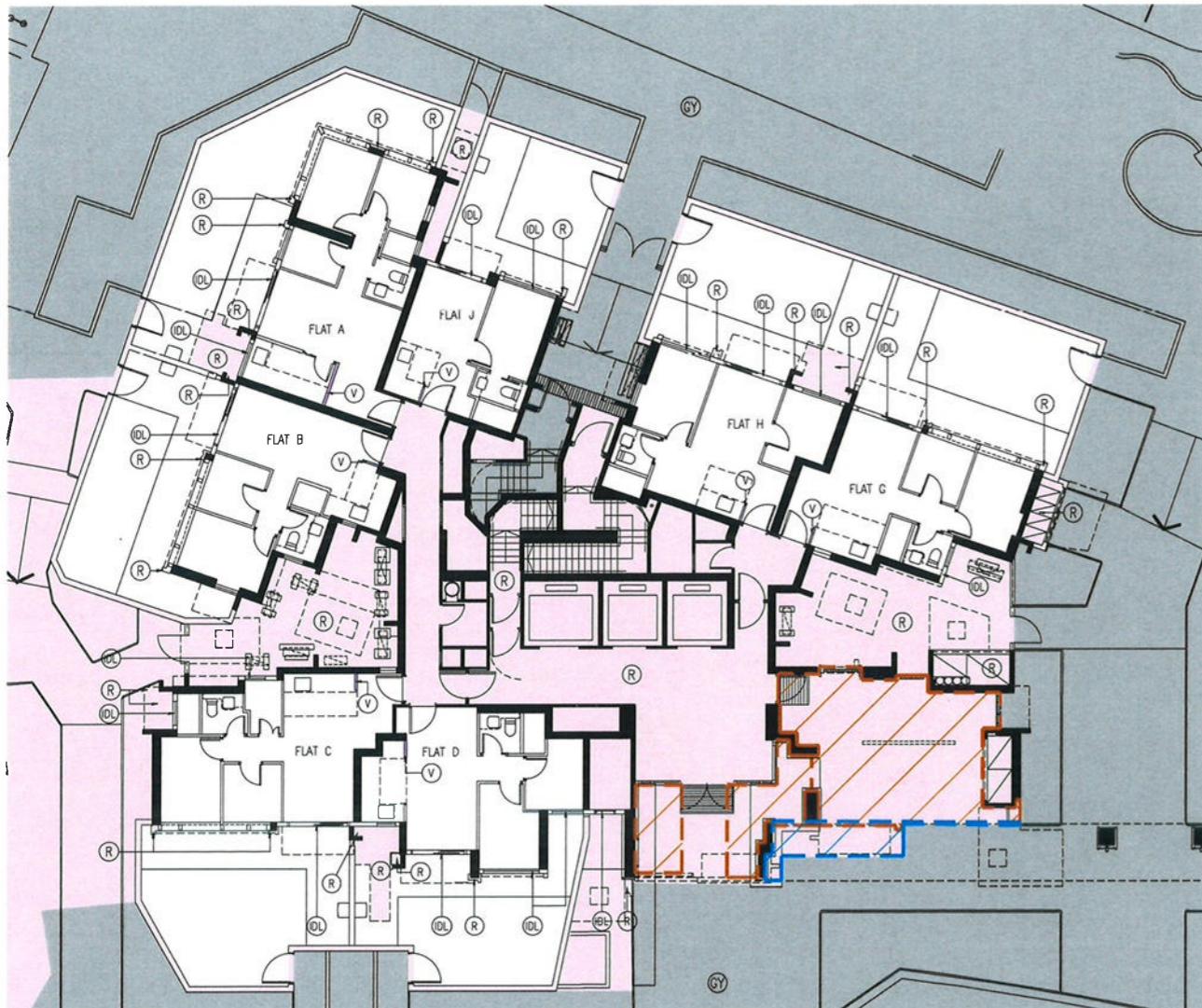
SCALE / 比例	JOB NUMBER / 工程編號
1:250@A3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
MAY 2022	DMC-T30-003
L M N P	
DESIGNED / 設計	CHECKED / 審核
APPROVED / 審定	

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CHAN WAN MING
CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)

24 NOVEMBER 2025

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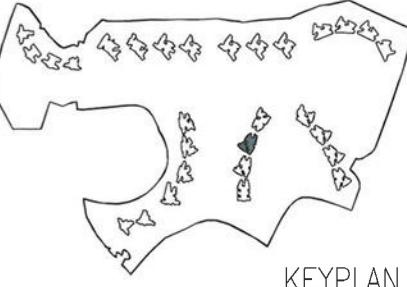
BLEU AVENUE TOWER 3 – G1 FLOOR PLAN



BLEU AVENUE TOWER 3 – G2 FLOOR PLAN

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CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)
24 NOVEMBER 2025



COLOUR LEGEND

	RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
	WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
	KITCHEN WALL WITHIN PHASE 1B
	BALCONY
	UTILITY PLATFORM
	NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)
	COVERED WALKWAY (RED HATCHED INDIGO)
	COVERED LANDSCAPED AREA (RED HATCHED BROWN)
	OTHER PHASE(S)

LEGEND

AF ARCHITECTURAL FEATURE

P	24/11/2025	15TH ISSUE
N	27/03/2025	14TH ISSUE
M	19/03/2025	13TH ISSUE
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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 – BLEU AVENUE TOWER 3
G1 FLOOR PLAN & G2 FLOOR PLAN

SCALE / 比例
1:2500AJ

DATE / 日期
MAY 2022

JOB NUMBER / 工程編號
5552B

DRAWING NUMBER / 圖號
DMC-T31-001

L | M | N | P | | | |

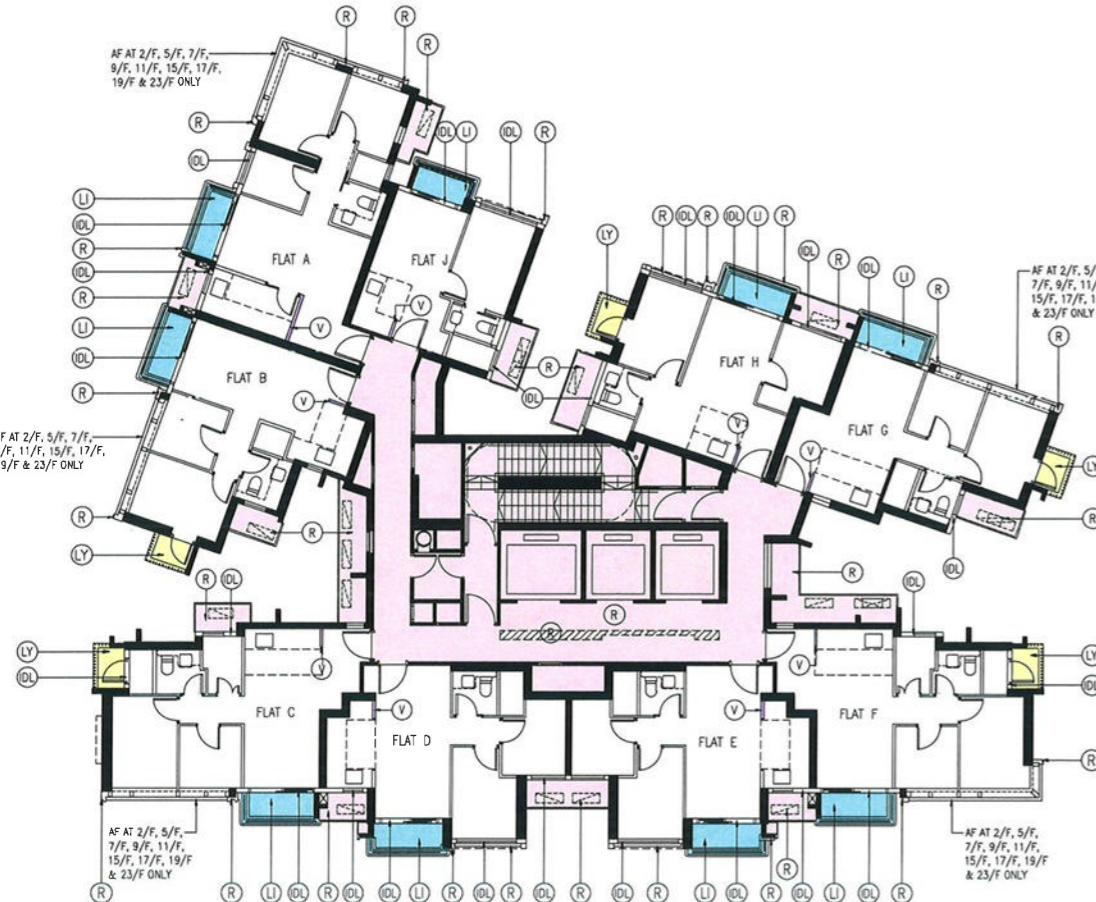
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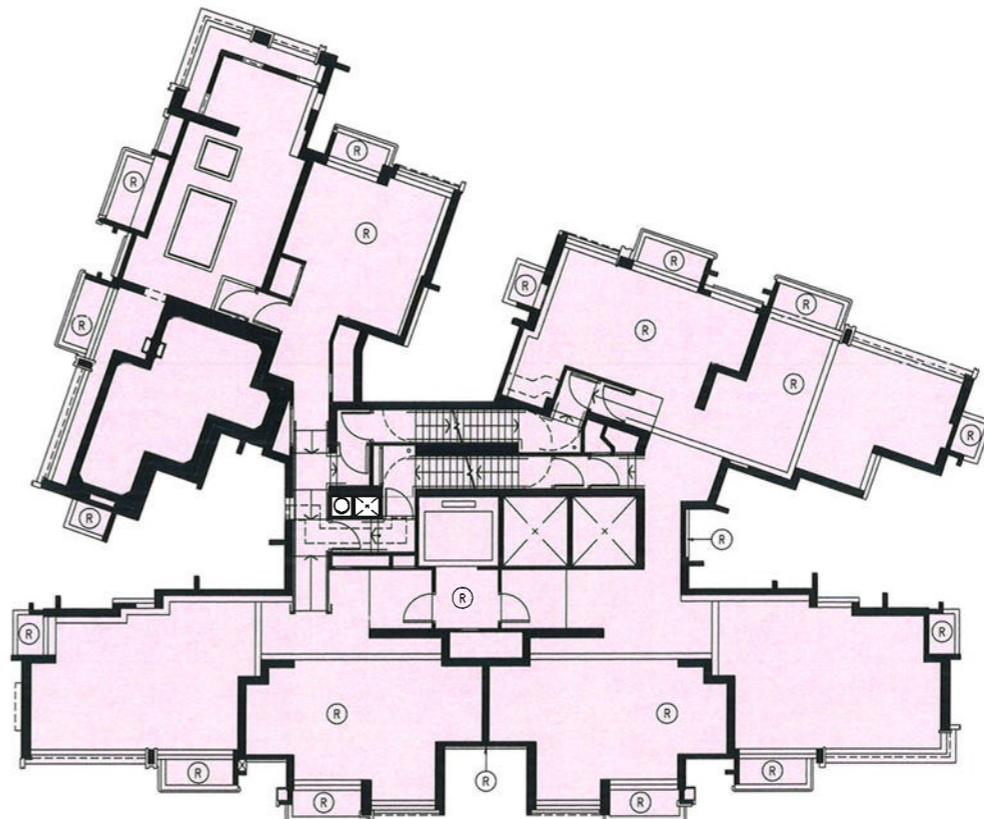
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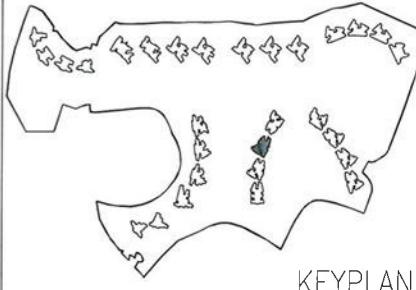
BLEU AVENUE TOWER 3 – TYPICAL FLOOR PLAN (1/F TO 23/F)
(4/F, 13/F & 14/F OMITTED)



BLEU AVENUE TOWER 3 – REFUGE FLOOR PLAN (16/F)

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24 NOVEMBER 2025



COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- (DL) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
- (V) KITCHEN WALL WITHIN PHASE 1B
- (L) BALCONY
- (LY) UTILITY PLATFORM
- (IDL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)

LEGEND

AF ARCHITECTURAL FEATURE

P	24/11/2025	15TH ISSUE
N	27/03/2025	14TH ISSUE
M	19/03/2025	13TH ISSUE
L	06/03/2025	12TH ISSUE
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SAI SHA, SHAP SZE HEUNG,
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

DRAWING / 圖名
PRINCIPAL DMC PLAN – BLEU AVENUE TOWER 3
TYPICAL FLOOR PLAN (1F TO 23F) &
REFUGE FLOOR PLAN

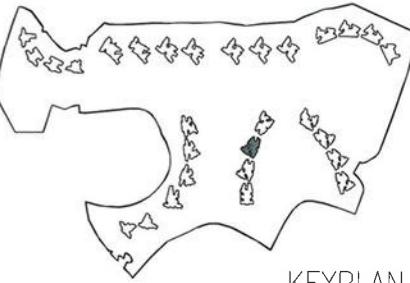
SCALE / 比例
1:2500A3
DATE / 日期
MAY 2022

DRAWING NUMBER / 圖號
DMC-T31-002

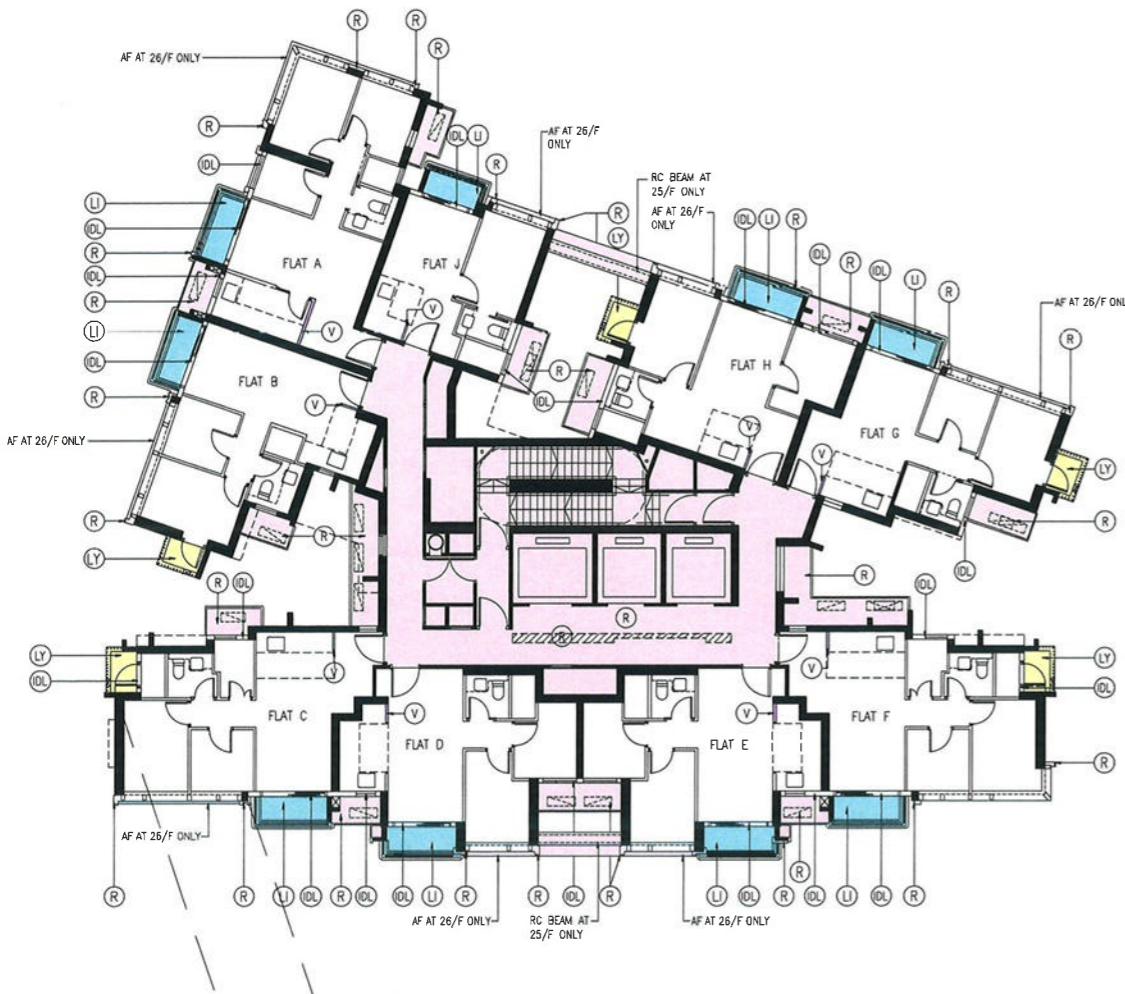
L | M | N | P | | | |

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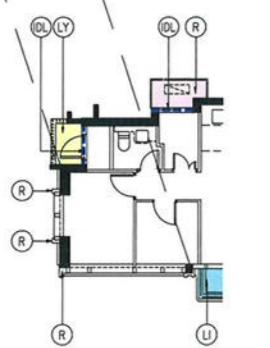
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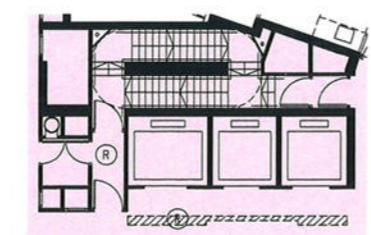
KEYPLAN



BLEU AVENUE TOWER 3 – TYPICAL FLOOR PLAN (25/F TO 28/F)



PART PLAN OF 27/F
& 28/F



PART PLAN OF 28/F

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COLOUR LEGEND

(R)	RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
(DL)	WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
(V)	KITCHEN WALL WITHIN PHASE 1B
(LI)	BALCONY
(LY)	UTILITY PLATFORM
(DL)	NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)

LEGEND

AF ARCHITECTURAL FEATURE

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

DRAWING / 圖名
PRINCIPAL DMC PLAN – BLEU AVENUE TOWER 3
TYPICAL FLOOR PLAN (25/F TO 27/F) &
28TH FLOOR PLAN

SCALE / 比例
1:2500A3

JOB NUMBER / 工程號
5552B

DATE / 日期
MAY 2022

DRAWING NUMBER / 圖號
DMC-T31-003

L | M | N | P | | | |

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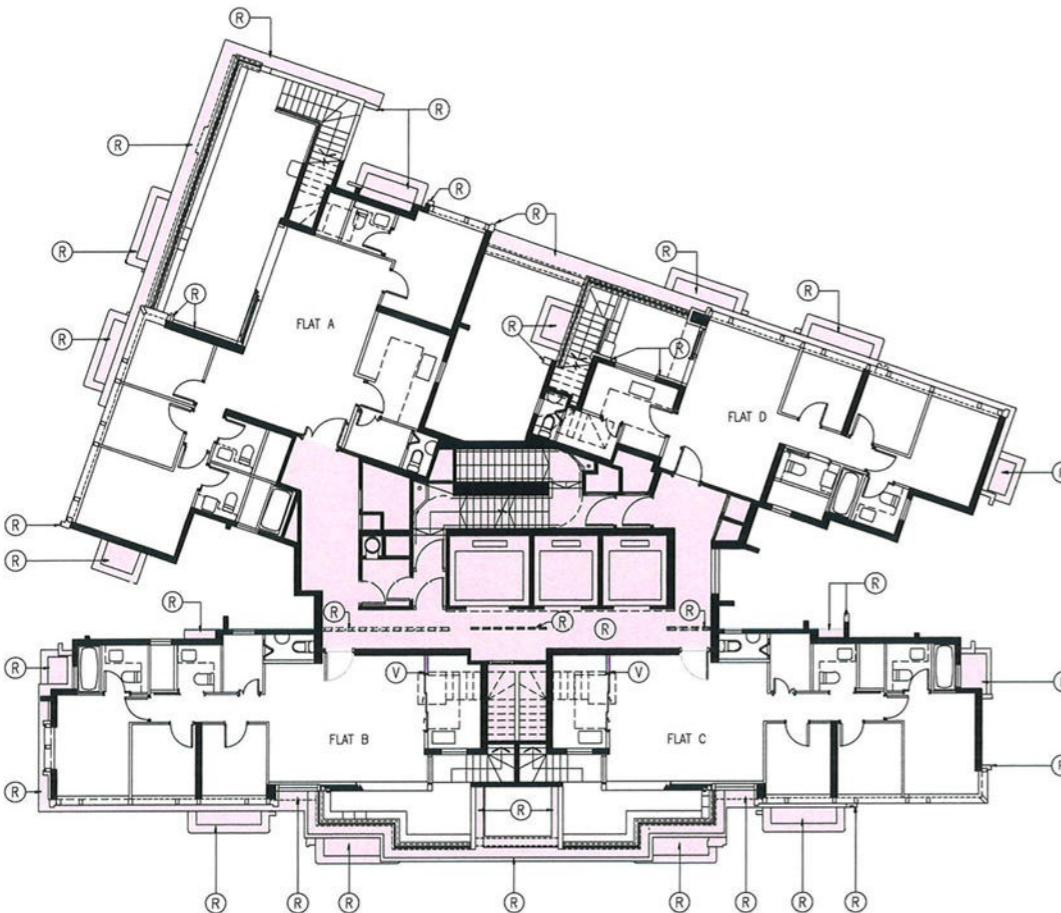
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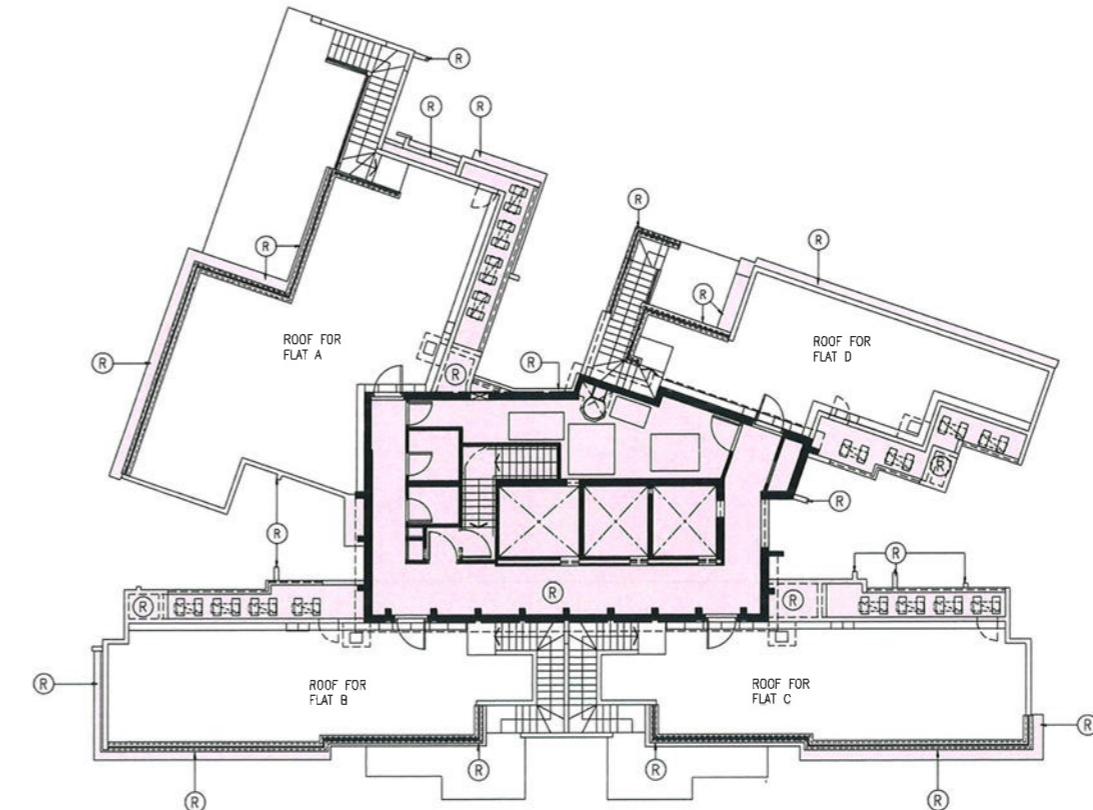
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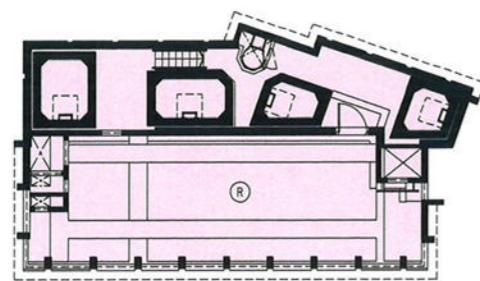
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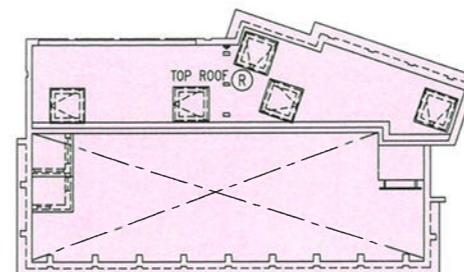
BLEU AVENUE TOWER 3 – 29/F FLOOR PLAN



BLEU AVENUE TOWER 3 – ROOF FLOOR PLAN



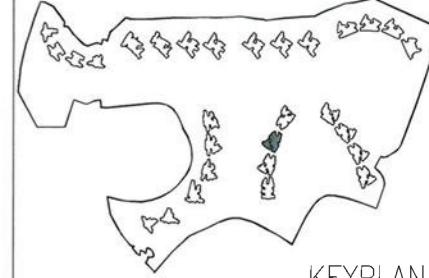
BLEU AVENUE TOWER 3 – UPPER ROOF PLAN



BLEU AVENUE TOWER 3 – TOP ROOF PLAN

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24 NOVEMBER 2025



COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- (H) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
- (V) KITCHEN WALL WITHIN PHASE 1B

P	24/11/2025	15TH ISSUE
N	27/03/2025	14TH ISSUE
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SAI SHA DEVELOPMENT
SAI SHA, SHAP SZE HEUNG,
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

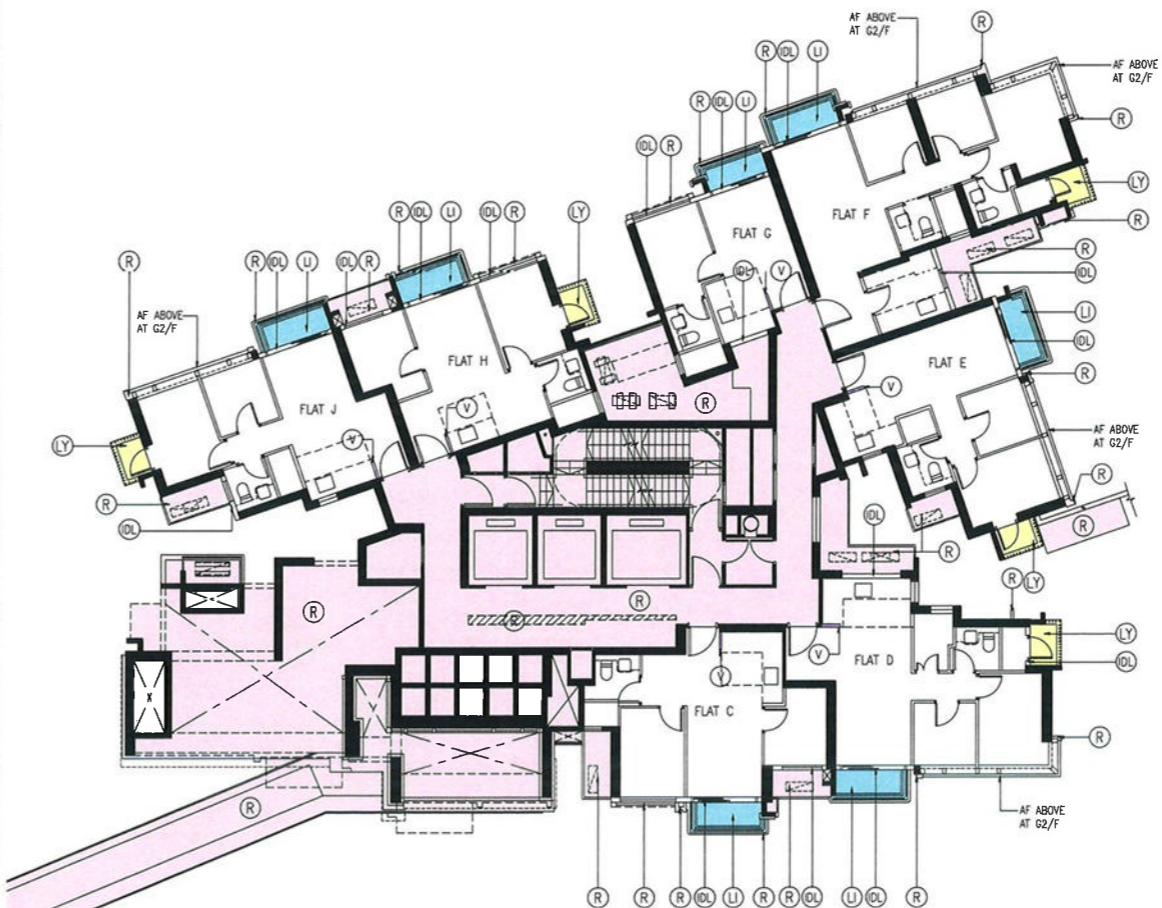
DRAWING / 圖名
PRINCIPAL DMC PLAN – BLEU AVENUE TOWER 3
29TH FLOOR PLAN, ROOF FLOOR PLAN
UPPER ROOF PLAN & TOP ROOF PLAN

SCALE / 比例	JOB NUMBER / 工程編號
1:2500AJ	5552B
DATE / 日期	DRAWING NUMBER / 圖號
MAY 2022	DMC-T31-004
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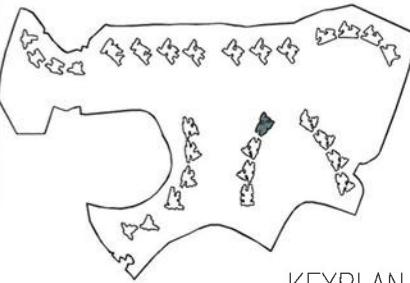
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BLEU AVENUE TOWER 5 – G1 FLOOR PLAN



BLEU AVENUE TOWER 5 – G2 FLOOR PLAN



KEYPLAN

COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- (Hatched) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
- (V) KITCHEN WALL WITHIN PHASE 1B
- (L) BALCONY
- (LY) UTILITY PLATFORM
- (IDL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)
- (Red Hatched Brown) COVERED LANDSCAPED AREA (RED HATCHED BROWN)
- (Grey) OTHER PHASE(S)

LEGEND

- AF ARCHITECTURAL FEATURE

P	24/11/2025	15TH ISSUE
N	27/03/2025	14TH ISSUE
M	19/03/2025	13TH ISSUE
L	06/03/2025	12TH ISSUE
NUMBER / 版次	DATE / 日期	AMENDMENT / 版次

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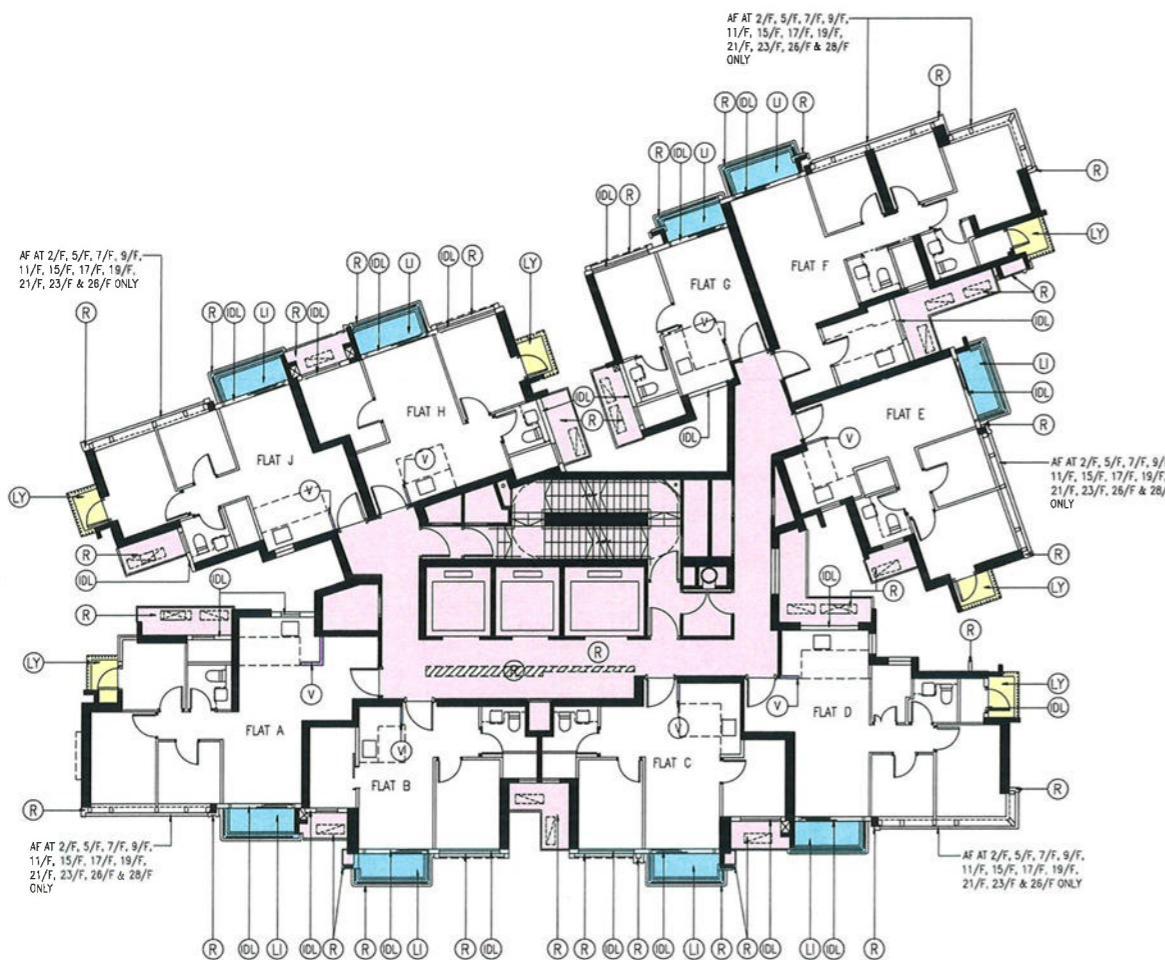
PROJECT / 工程項目
SAI SHA DEVELOPMENT
SAI SHA, SHAP SZE HEUNG,
NEW TERRITORIES, HONG KONG
SITE B – T.P.T.L. 253 RP

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

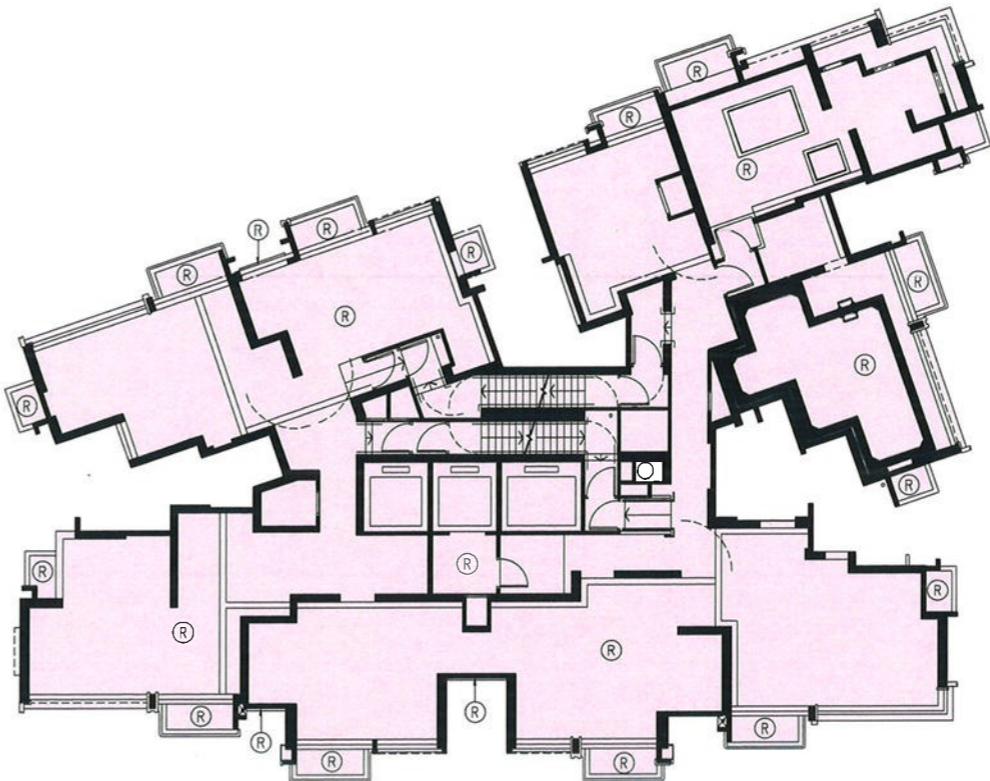
SCALE / 比例	JOB NUMBER / 工程編號
1:250@A3	5552B
DATE / 日期	DRAWING NUMBER / 圖號
MAY 2022	DMC-T32-001
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CHAN WAN MING
AUTHORIZED PERSON (ARCHITECT)
24 NOVEMBER 2025



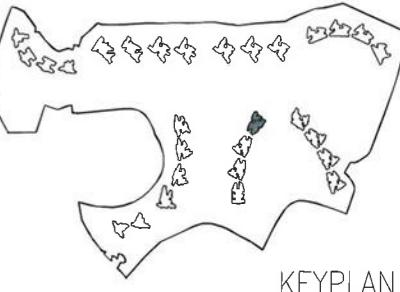
BLEU AVENUE TOWER 5 – TYPICAL FLOOR PLAN (1/F TO 28/F)
(4/F, 13/F, 14/F & 24/F OMITTED)



BLEU AVENUE TOWER 5 – REFUGE FLOOR PLAN (16/F)

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24 NOVEMBER 2025



COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- (DL) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
- (V) KITCHEN WALL WITHIN PHASE 1B
- (L) BALCONY
- (LY) UTILITY PLATFORM
- (IDL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)

LEGEND

AF ARCHITECTURAL FEATURE

P	24/11/2025	15TH ISSUE
N	27/03/2025	14TH ISSUE
M	19/03/2025	13TH ISSUE
L	06/03/2025	12TH ISSUE
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 / 圖名
PRINCIPAL DMC PLAN – BLEU AVENUE TOWER 5
TYPICAL FLOOR PLAN (1F-28F)&
REFUGE FLOOR PLAN

SCALE / 比例
1:250@A3

JOB NUMBER / 工程編號
5552B

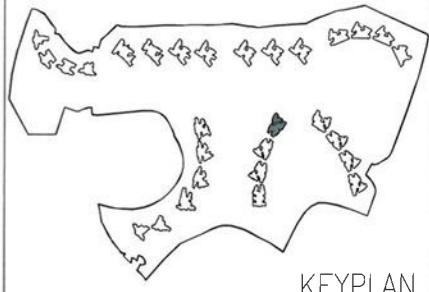
DATE / 日期
MAY 2022

DRAWING NUMBER / 圖號
DMC-T32-002

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KEYPLAN

COLOUR LEGEND

(R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B

(W) WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)

(V) KITCHEN WALL WITHIN PHASE 1B

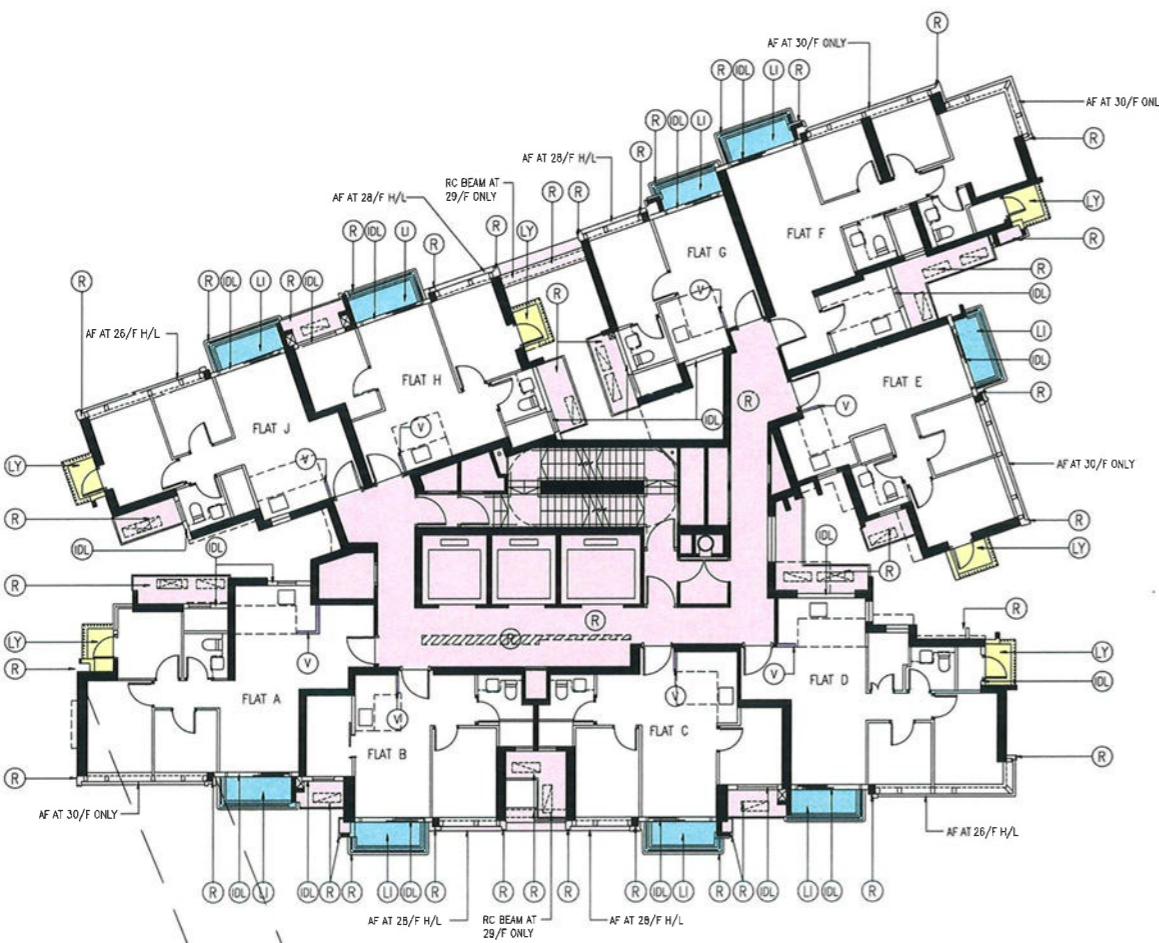
(LI) BALCONY

(LY) UTILITY PLATFORM

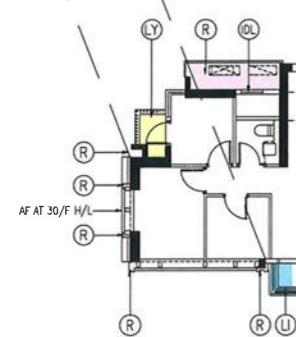
(IDL) NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (INDIGO DOTTED LINE)

LEGEND

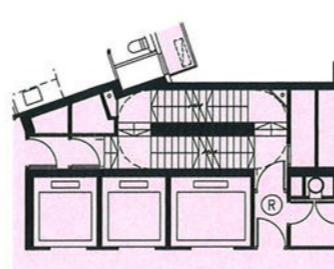
AF ARCHITECTURAL FEATURE



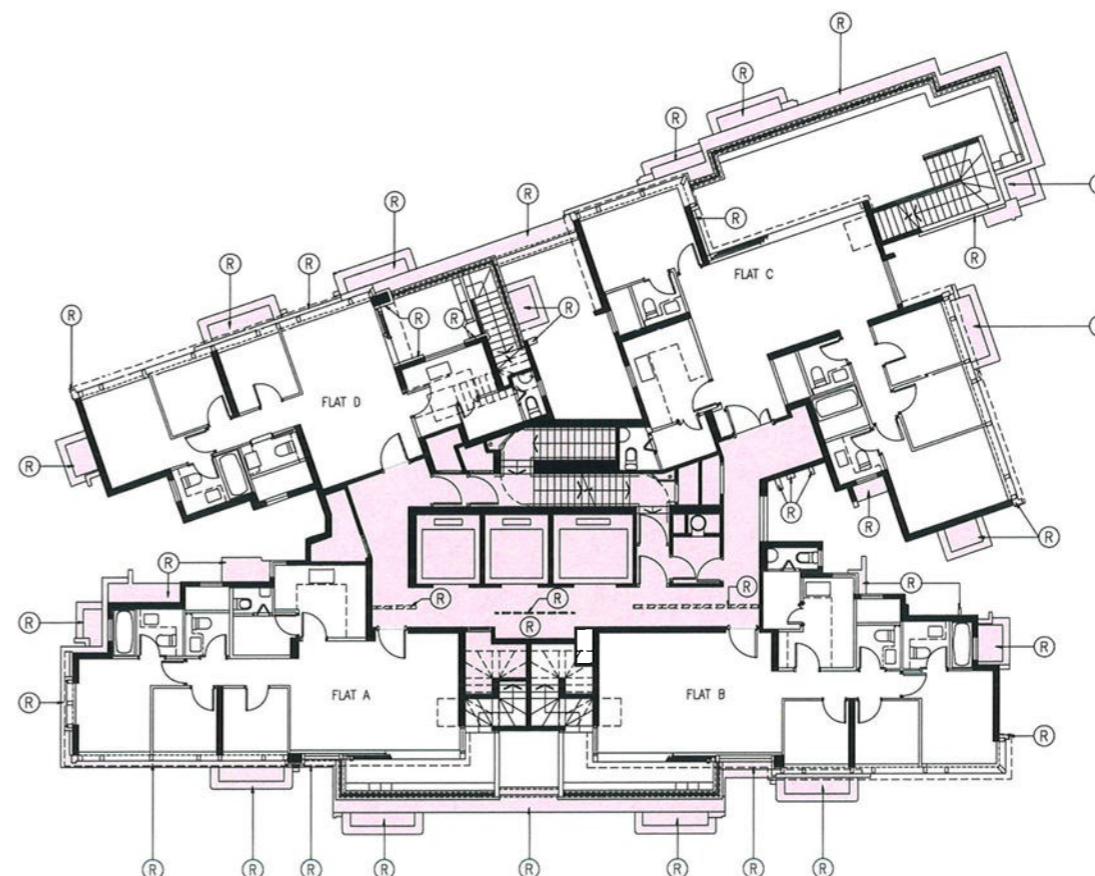
BLEU AVENUE TOWER 5 – TYPICAL FLOOR PLAN (29/F TO 32/F)



PART PLAN OF 31/F & 32/F



PART PLAN OF 32/F



BLEU AVENUE TOWER 5 – 33/F FLOOR PLAN

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24 NOVEMBER 2025

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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 – BLEU AVENUE TOWER 5
TYPICAL FLOOR (29/F TO 32/F) &
33RD FLOOR PLAN

SCALE / 比例
1:250@A3

JOB NUMBER / 工程編號
5552B

DATE / 日期
MAY 2022

DRAWING NUMBER / 圖號
DMC-T32-003

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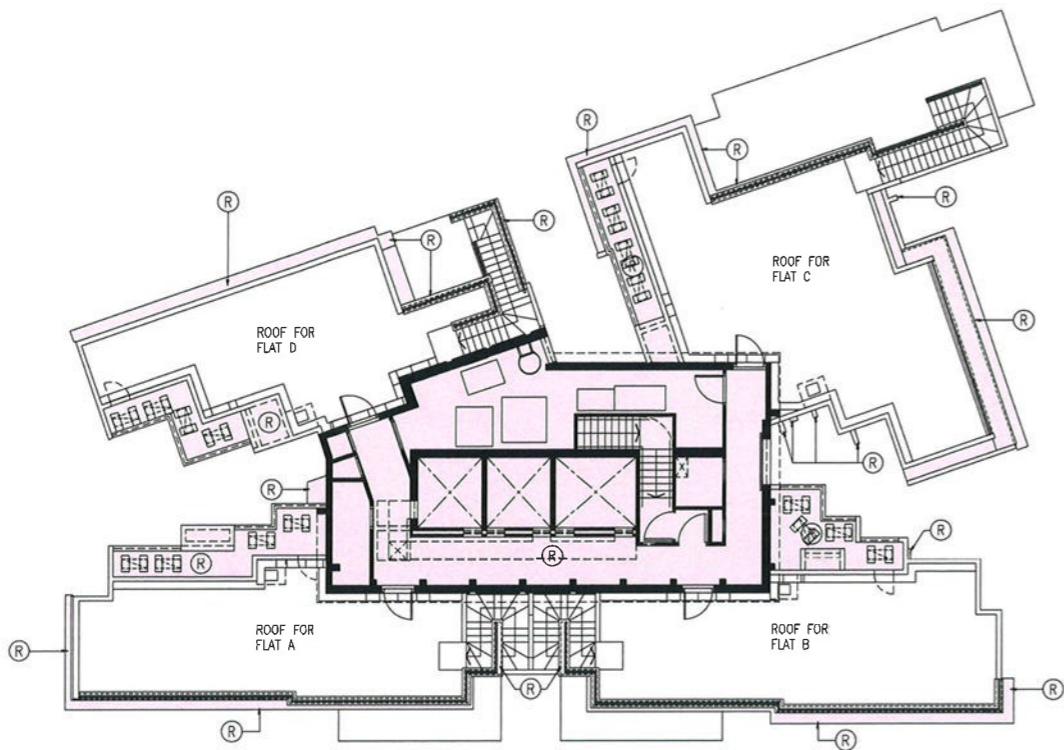
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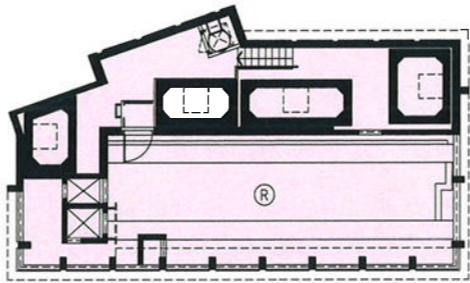
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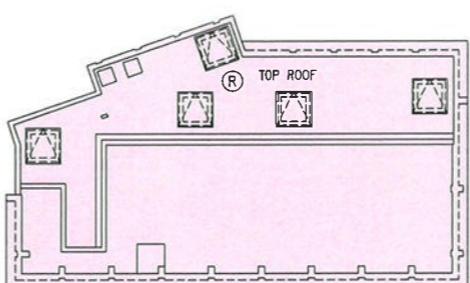
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BLEU AVENUE TOWER 5 – ROOF FLOOR PLAN



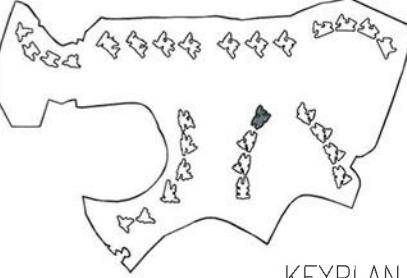
BLEU AVENUE TOWER 5 – UPPER ROOF PLAN



BLEU AVENUE TOWER 5 – TOP ROOF PLAN

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

DRAWING / 圖名
PRINCIPAL DMC PLAN – BLEU AVENUE TOWER 5
ROOF FLOOR PLAN, UPPER ROOF PLAN
& TOP ROOF PLAN

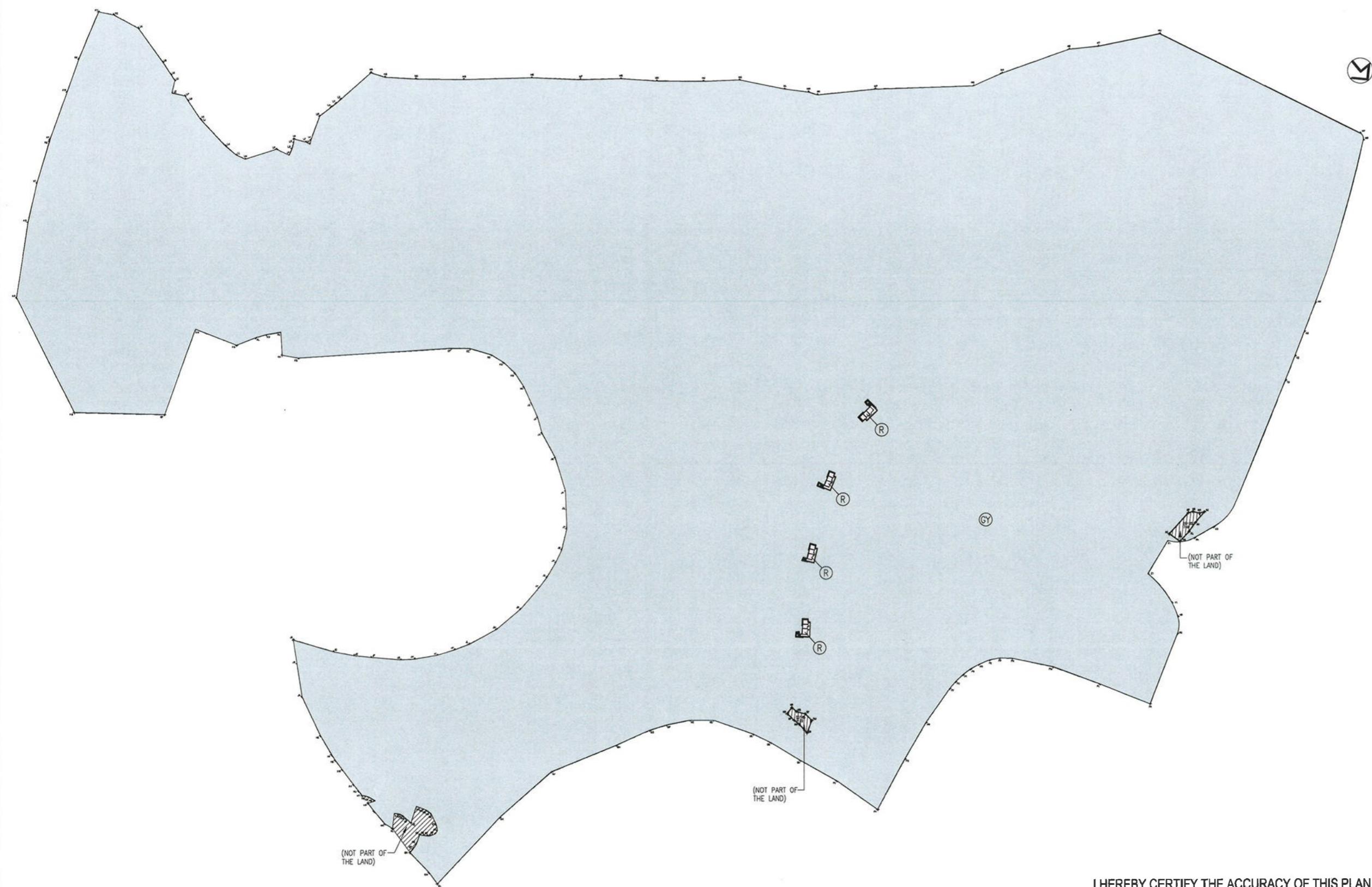
SCALE / 比例	1:2500A3	JOB NUMBER / 工程編號	5552B
DATE / 日期	MAY 2022	DRAWING NUMBER / 圖號	DMC-T32-004
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H	19/03/2025	9TH ISSUE
G	06/03/2025	8TH ISSUE
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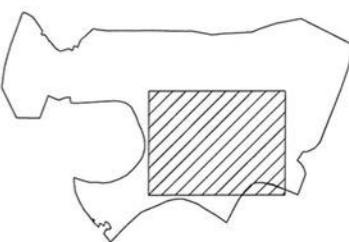
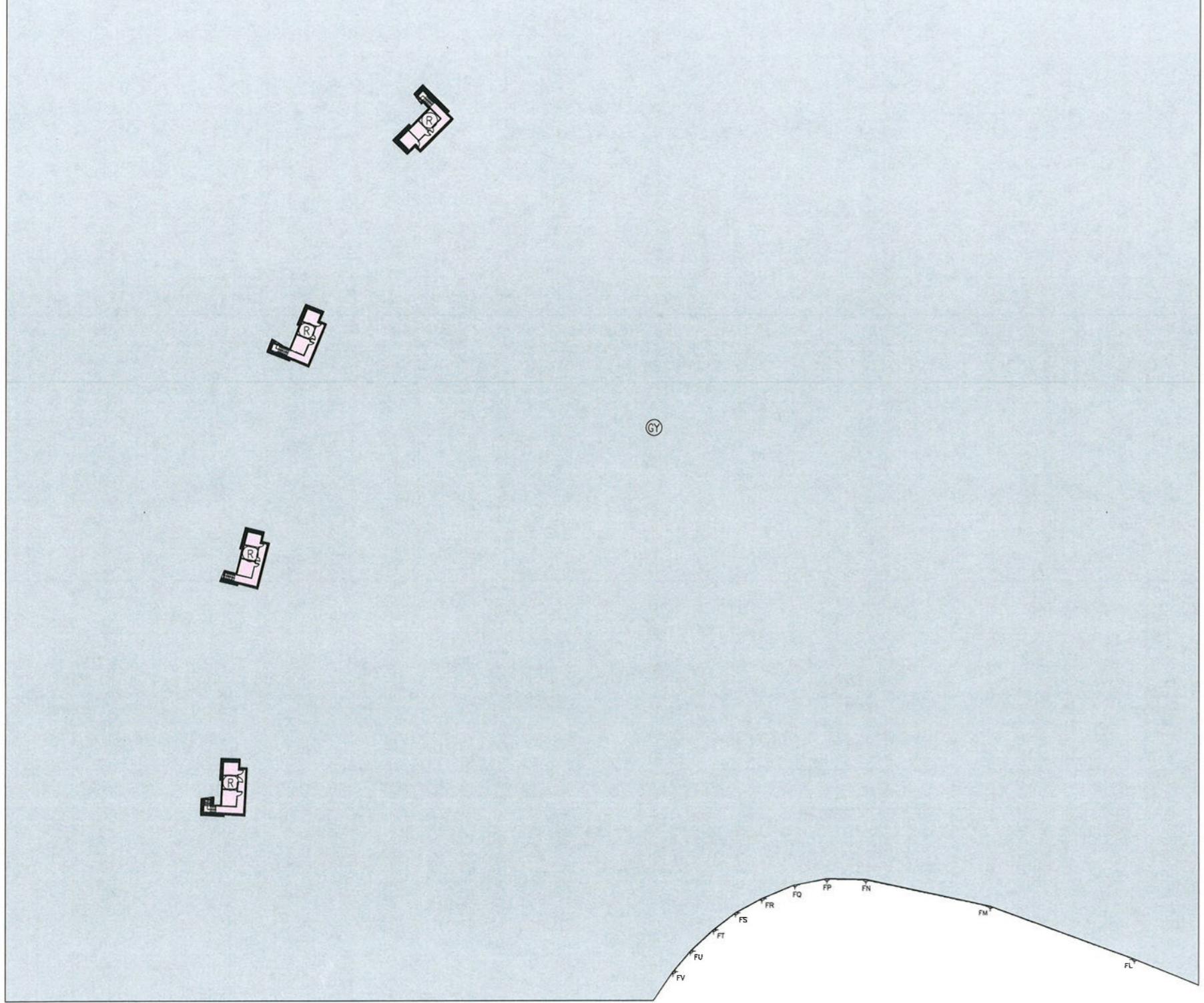
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SITE B - T.P.T.L. 253 RP

DRAWING / 圖名
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LIFT PIT FLOOR

SCALE / 比例	JOB NUMBER / 工程編號
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J	24/11/2025	11TH ISSUE
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LIFT PIT FLOOR

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 RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B

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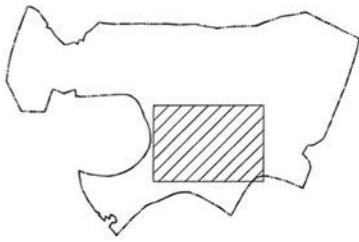
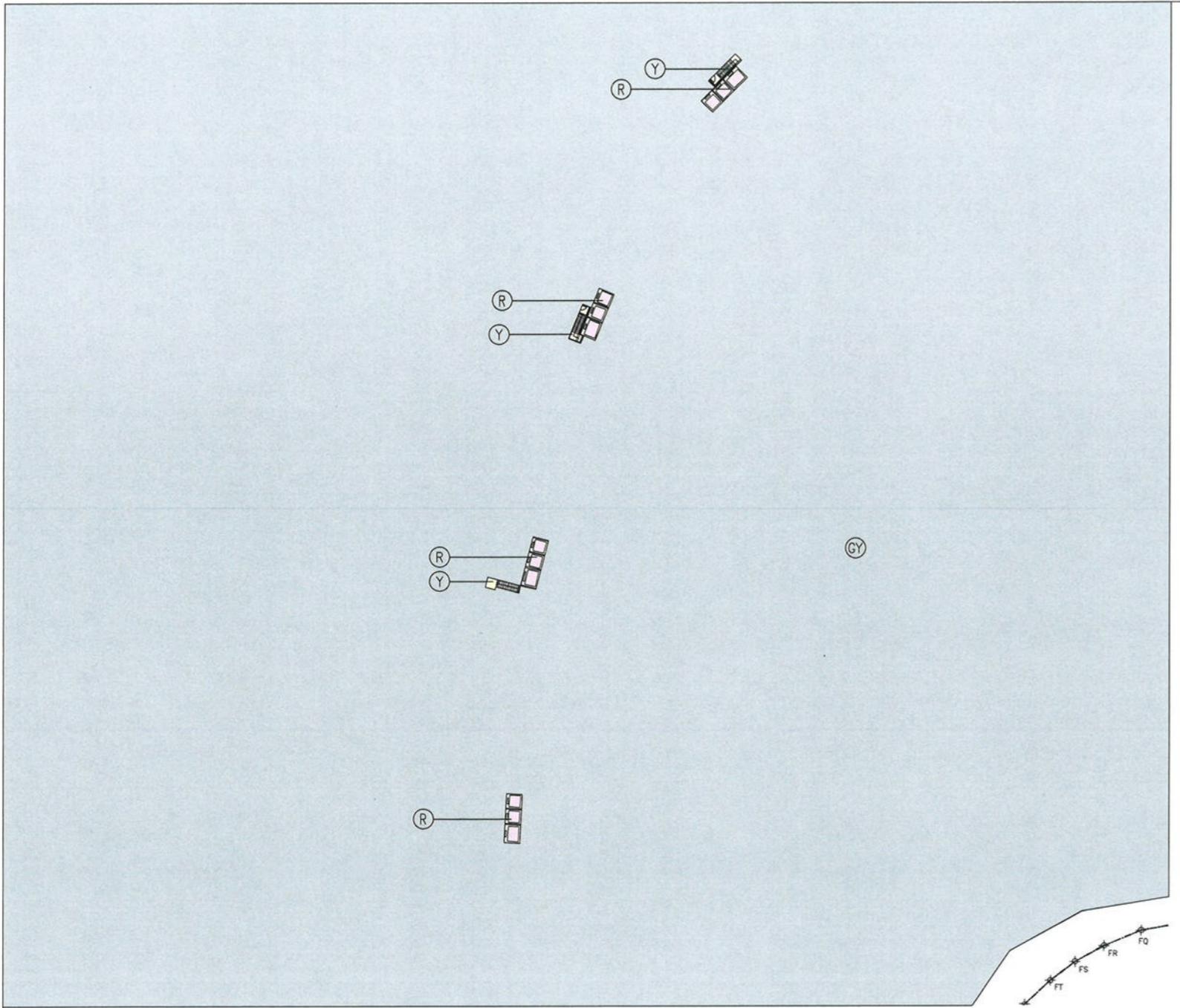
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OTHER PHASE(S)

RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B

RESIDENTIAL CARPARK COMMON AREAS AND FACILITIES WITHIN PHASE 1B

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BASEMENT 1 FLOOR

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	DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 1B
	RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
	RESIDENTIAL CARPARK COMMON AREAS AND FACILITIES WITHIN PHASE 1B

NUMBER OF RESIDENTIAL CAR PARKING SPACES WITHIN PHASE 1B ON LOWER GROUND FLOOR : 364

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DRAWING / 圖名
PHASE 1B SUB - DMC PLAN
LOWER GROUND FLOOR

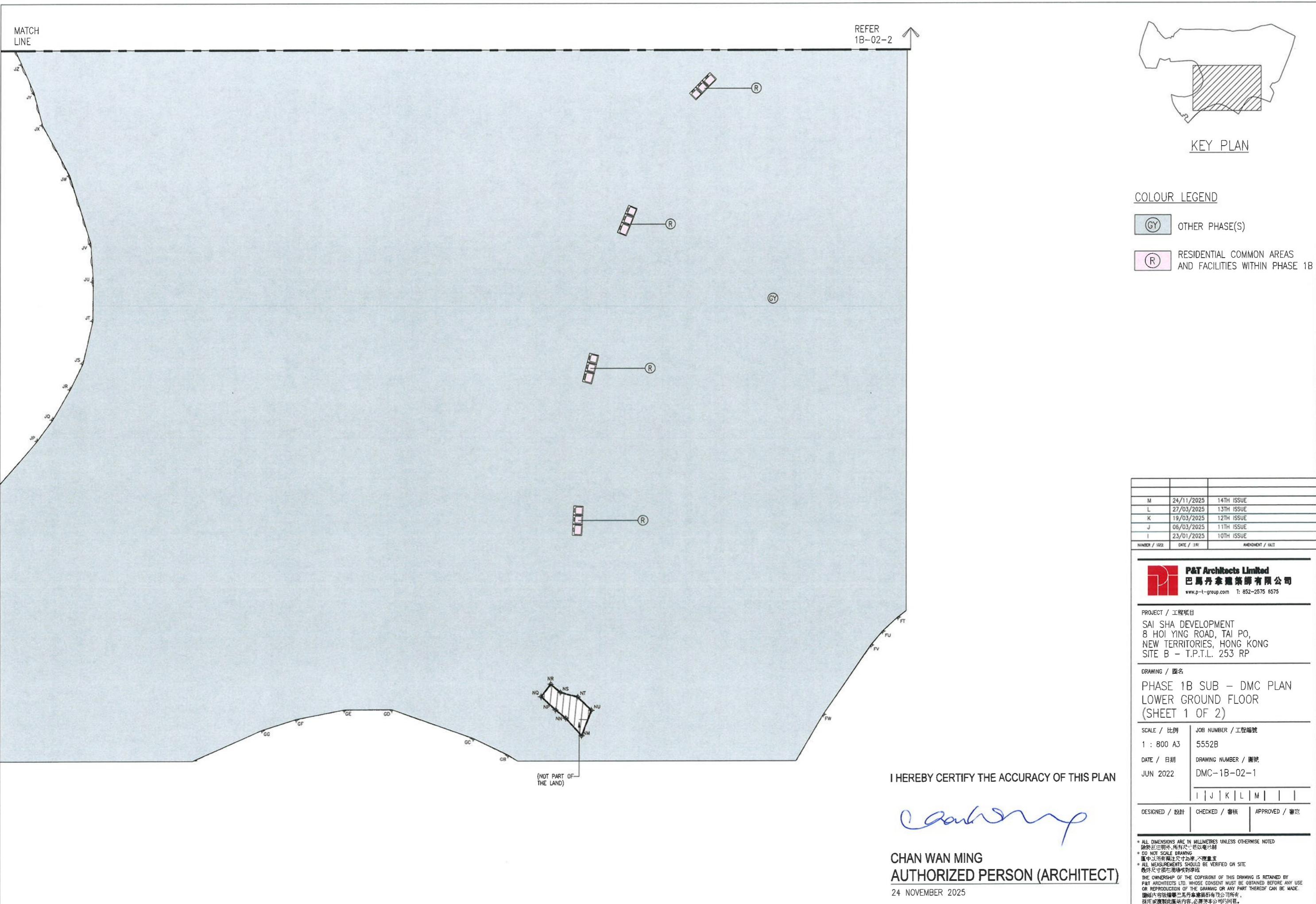
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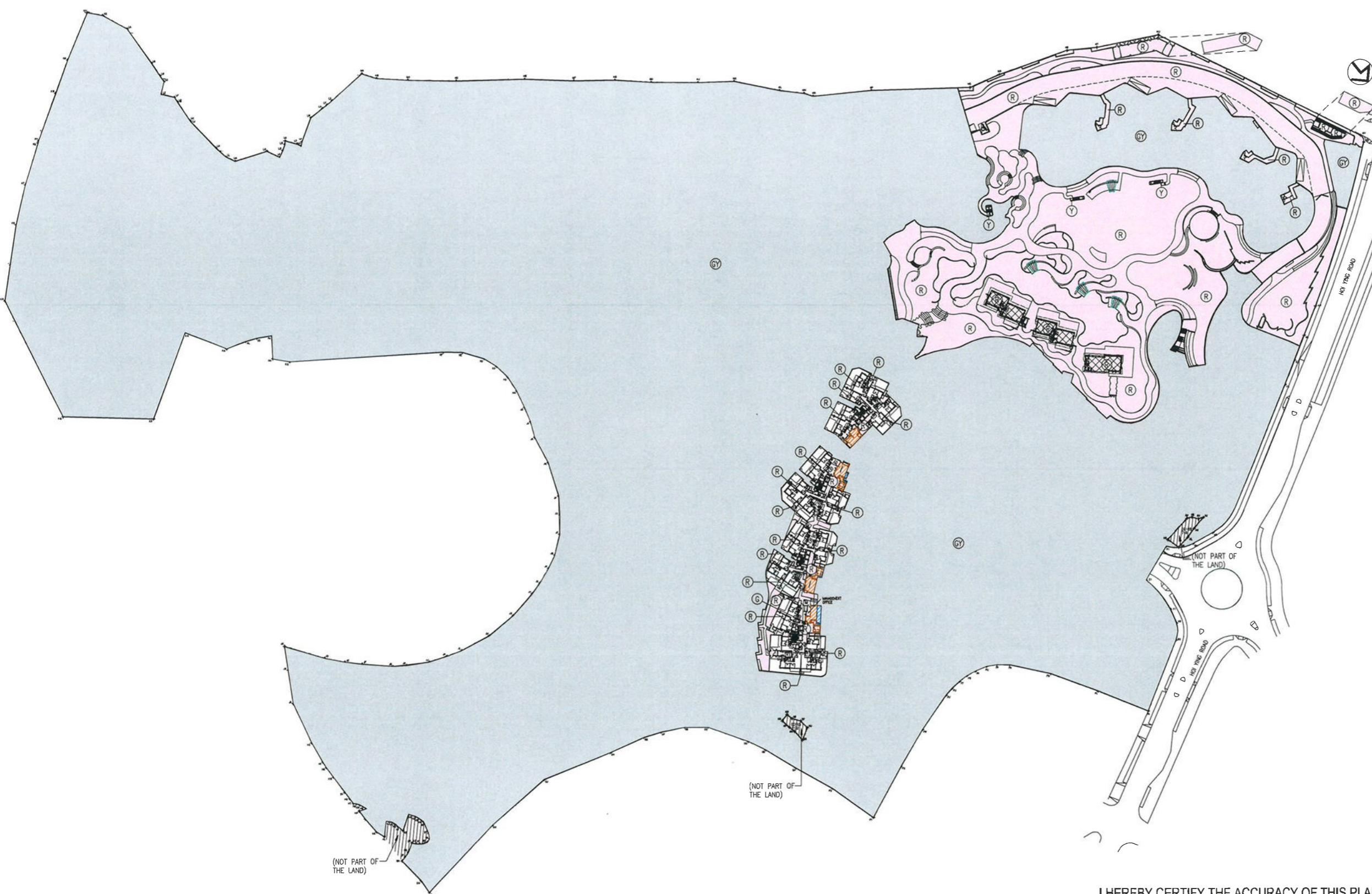
24 NOVEMBER 2025





COLOUR LEGEND

	OTHER PHASE(S)
	RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B (RECREATIONAL AREAS AND FACILITIES WITHIN PHASE 1B)
	RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
	RESIDENTIAL CARPARK COMMON AREAS AND FACILITIES WITHIN PHASE 1B
	TRELLIS (RED HATCHED GREEN)
	COVERED WALKWAY (RED HATCHED INDIGO)
	COVERED LANDSCAPED AREA (RED HATCHED BROWN)



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DRAWING / 圖名
PHASE 1B SUB - DMC PLAN
G1 FLOOR

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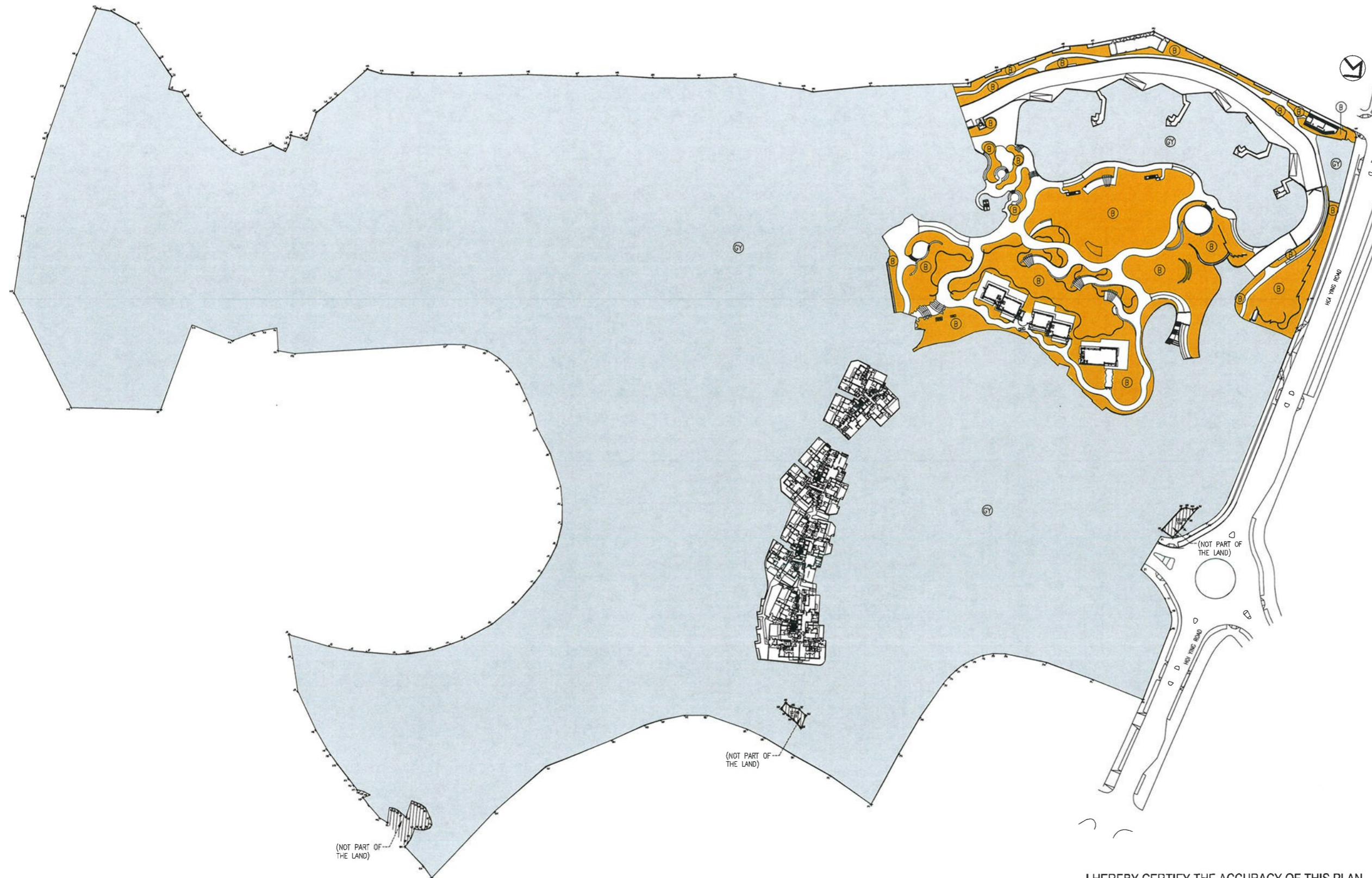
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COLOUR LEGEND

OTHER PHASE(S)

GREENERY AREAS WITH COMMON
ACCESS WITHIN PHASE 1B
(8,795m²)



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24 NOVEMBER 2025

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DRAWING / 圖名
PHASE 1B SUB - DMC PLAN
GREENERY AREAS AT G1 FLOOR

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DEC 2023	DMC-1B-301
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