

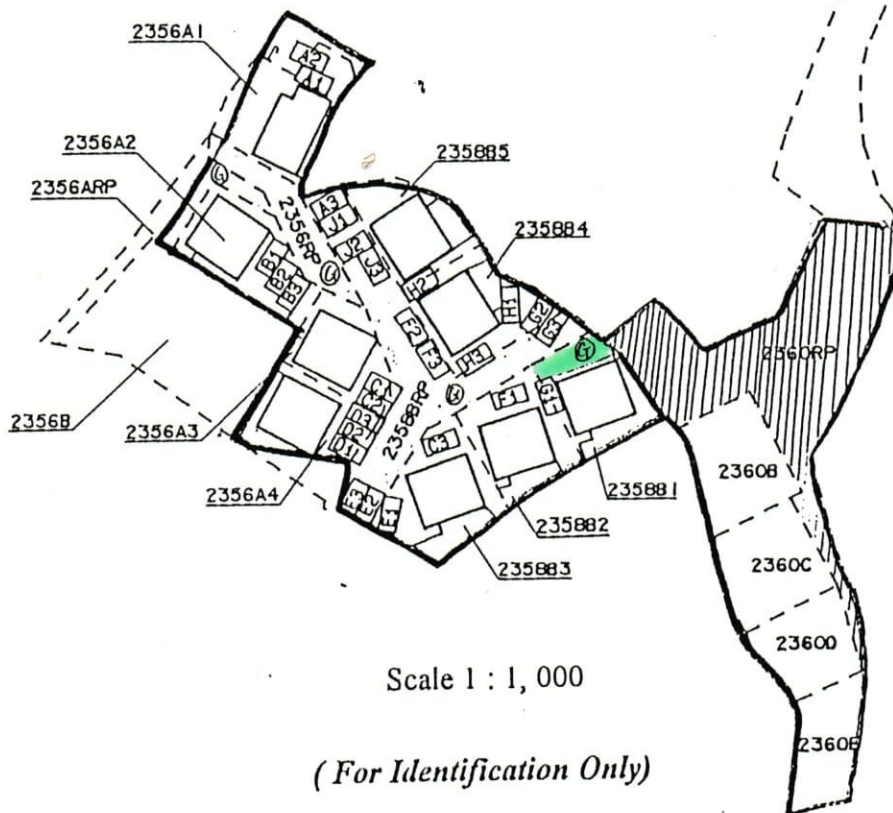
A/NE-PK/213, A/NE-PK/214 & A/NE-PK/215

We reply to TD's comments

- A. Our three parking lots have an average of 15-20 vehicle entries and exits per day , and they have always been used by the residents of Ping Kong Village. Our parking lots have been in use for many years, even before the application for parking lot No. A/NE-PK/202 ,used earlier than other parking lots. The relevant vehicles are also the original vehicles within Ping Kong Village, not vehicles that were added later. Therefore, our parking lots are original and not an addition, and they will not affect the traffic in Ping Kong Village.
- B. The applicant is also one of the property owners of the relevant road, thus granting the applicant the right to use that section of the road to access the parking lot. Please refer to the attached right of way document.
- C. The existing 58K minibus stop was originally located at the main entrance of old Ping Kong Village. However, due to ongoing construction in that area, the minibus stop has been temporarily relocated near the application site. We will not install any gates or fence at our application site, and we will allocate part of the space for minibus u- turning. Additionally, we will place signs in visible areas to remind relevant vehicles to be aware of minibus entries and exits. We will notify all vehicle owners that they must give way to the minibus when entering or exiting. At the same time, most of our vehicles leave early and return late, so there will be minimal impact on the temporary minibus stop.
- D. For application no. A/NE-PK/215, vehicles (LGV) will turn around at the rear of the application site and then drive to the parking space to conduct parallel parking. Please refer to the routing plan (Plan No. RP/1). For application no. A/NE-PK/213 & A/NE-PK/214, the light goods vehicle spaces are designated for Van -Type Light Goods Vehicle, so parking space size 5m x 2.5m is sufficient for parking.
- E. The application site has sufficient space for vehicles to turn around, so all vehicles are not queue back to public roads or reverse onto/from public road.
- F. We will not install any gates or fence at our application site, so all vehicles are not cause queuing outside the subject site.
- G. We will install signs in prominent areas of the parking lot to remind pedestrians to stay safe and to notify all parking space users to be cautious of pedestrian safety when entering and exiting the parking lot. H. We will obtain consent of the owners/managing department of the concerned Ping Kong Road and local track for using it as the vehicular access to the subject site if necessary.

Lots Nos. Sub-Sections of 2356 Sec.A &
Sub-Sections of 2358 Sec.B in D.D.91, North, N.T.

2356 巷富禧路才蓮
入去 2360



Scale 1 : 1,000

(For Identification Only)

colour code : G = Green



Plan No. YL2284/LI/01A

侯偉勝 文才好 侯碧石
Poh

侯傑培



Poh

Prepared by Sam Mak & Associates Surveyors Ltd.

KLL/kong

Dated the 5th day of February 1996

D E E D

I hereby certify that this is a true
and correct copy of the original.

Rene Hout, Solicitor
Hong Kong

19 MAR 1996

RENE HOUT & CO.,
SOLICITORS,
GROUND FLOOR,
NO.7 TUNG SAU SQUARE,
TAI PO,
NEW TERRITORIES,
HONG KONG.

Ref : RH/1/4585/95
ky (DEED/A-5)

BETWEEN the parties whose respective names and addresses or registered offices are more particularly set out in the First Column of the First Schedule hereto ("the Grantors") and the parties whose respective names and addresses or registered offices are more particularly set out in the First Column of the Second Schedule hereto ("the Grantees").

WHEREAS :-

(1) The Grantors are the respective owners of All Those pieces or parcels of ground registered in the North New Territories Land Registry by various lot numbers all in Demarcation District No.91 as set out in the Second Column of the First Schedule hereto ("the Grantors' Lots").

(2) The Grantees are the respective owners of All Those pieces or parcels of ground registered in the North New Territories Land Registry by various lot numbers all in Demarcation District No.91 as set out in the Second Column of the Second Schedule hereto ("the Grantees' Lots").

(3) The Grantors' Lots and the Grantees' Lots are all held from the Crown for the residue of the term of years created by the Crown Leases thereof (as extended until the 30th day of June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance Cap.150).

(4) By divers agreements, the Grantors agreed to grant among themselves and to the Grantees a right of way on or passing through portions of the Grantors' Lots leading from the main road to the Grantees' Lots in manner hereinafter appearing.

THIS DEED is made the 5th day of February One Thousand nine hundred and ninety six

BETWEEN the parties whose respective names and addresses or registered offices are more particularly set out in the First Column of the First Schedule hereto ("the Grantors") and the parties whose respective names and addresses or registered offices are more particularly set out in the First Column of the Second Schedule hereto ("the Grantees").

WHEREAS :-

(1) The Grantors are the respective owners of All Those pieces or parcels of ground registered in the North New Territories Land Registry by various lot numbers all in Demarcation District No.91 as set out in the Second Column of the First Schedule hereto ("the Grantors' Lots").

(2) The Grantees are the respective owners of All Those pieces or parcels of ground registered in the North New Territories Land Registry by various lot numbers all in Demarcation District No.91 as set out in the Second Column of the Second Schedule hereto ("the Grantees' Lots").

(3) The Grantors' Lots and the Grantees' Lots are all held from the Crown for the residue of the term of years created by the Crown Leases thereof (as extended until the 30th day of June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance Cap.150).

(4) By divers agreements, the Grantors agreed to grant among themselves and to the Grantees a right of way on or passing through portions of the Grantors' Lots leading from the main road to the Grantees' Lots in manner hereinafter appearing.

NOW THIS DEED WITNESSETH that in pursuance of the said agreements and in consideration of the mutual grant among the Grantors and the grant to the Grantees, the Grantors and the Grantees hereto for themselves their respective executors administrators and assigns or the survivor or survivors of them and the executors and administrators of such survivor his or their assigns or their successors and assigns as the case may be to the intent that the covenants herein contained shall bind them and each and every one of them and the owner or owners for the time being of the Grantors' Lots and the Grantees' Lots DO and each of them DOTH hereby covenant with the other party or parties in manner hereinafter mentioned :-

1. The Grantors DO and each of them DOTH hereby grant unto the others of them and unto the Grantees or the owners and occupiers for the time being of all the Grantors' Lots and the Grantees' Lots a full free and uninterrupted right of way measuring 10 feet in width with access gates thereto measuring 14 feet in width for them and their respective tenants servants agents visitors and other persons authorised by them (in common with other persons having the like right) at all times hereafter and for all purposes connected with the proper use and enjoyment of their respective premises to go pass and repass with or without vehicles through over along and upon the section of the road and footpath constructed on a portion or portions of each of the Grantors' Lots as shown and coloured Green on the Plan annexed hereto ("the Right of Way") TO HOLD the said Right of Way unto all the parties hereto for the residue of the said term of years under the Crown Leases thereof SUBJECT to the payment of the share of the charges hereinafter mentioned.

2. The Grantees DO and each of them DOTH hereby covenant with the Grantors and each of them that :-

- (a) only the owner and the occupier for the time being of each of the Grantors' Lots and the Grantees' Lots shall be entitled to the right and enjoyment of the Right of Way in manner herein described and none of the Grantees shall be entitled to use the Right of Way or any part thereof with vehicles as an access to or from any land adjoining the Grantors' Lots and the Grantees' Lots;
- (b) the Grantees hereto will at all times keep the Right of Way unobstructed and keep and maintain in good repair and condition the Right of Way, all access gates thereto and the road lamps on the Grantors' Lots;
- (c) each of the Grantees (save and except the owners of The Remaining Portion of Lot No.2360 in Demarcation District No.91) shall respectively contribute equally his share of the costs and expenses ("the shares") as hereinafter described in respect of the maintenance, repair and upkeeping of the Right of Way, all access gates and the road lamps on the Grantors' Lots, that is to say, each of the Grantees shall bear 1/13th share of the said costs and expenses (which shall also include the Crown Rent of Lots Nos.2356RP and 2358BRP in Demarcation District No.91); the parties hereto agree that none of the Grantors shall be required to contribute towards any of the said costs and expenses;

(d) save and except for the purposes of carrying out construction works in respect of the development of Lots Nos.2360B, 2360C, 2360D, 2360E and Portion of Lot No.2360RP all in Demarcation District No.91 or for the transportation of furniture and household wares or for the supply of liquid petroleum gas to the Grantees' Lots, no vehicles exceeding 2.5 tonnes shall be permitted to use the Right of Way or any part thereof;

(e) each of the Grantees shall at his own costs and expenses erect and complete the outer boundary walls enclosing the Grantees' Lots which boundary walls are more particularly delineated and set out in red on the Plan annexed hereto and each of the Grantees shall be responsible for the upkeep and maintenance of the portion of the boundary walls erected or to be erected on his own Lot.

3. Any notice required to be given under this Deed shall be deemed duly served if left at or sent by ordinary post to the address specified in this Deed of the party to be served or such other address as may have been notified in writing by or on behalf of such party to the other parties hereto. Any such notice shall be deemed to be served at the time when the same is handed to or left at the address of the party to be served and if served by post on the third day (not being a Sunday or public holiday in the place where the addressee is located) next following the date of posting.

4. AND IT IS HEREBY DECLARED that in this Deed (if the context so permits or requires) words importing the singular number only shall include the plural number, and vice versa; words

importing the masculine gender only shall include the feminine gender and the neuter gender; and words importing persons shall include companies or corporations; and whenever applicable any covenant contained in this Deed which binds a person or persons shall so far as possible be deemed to bind such person or persons jointly and severally.

THE FIRST SCHEDULE ABOVE REFERRED TO

FIRST COLUMN

SECOND COLUMN

Names of the Grantors
and their addresses/
registered offices

Lot Number (all in Demarcation
District No.91) registered in the
name of the Grantor whose name
appears on the first column
directly opposite to this Column

RICHAPPY INVESTMENT LIMITED
(富禧投資有限公司)
whose registered office is
situate at [REDACTED]

The Remaining Portion of Lot
No.2356

[REDACTED] and HAU YING KIT
(侯英傑) and HAU KAN SUM
(侯根深) both of [REDACTED]

[REDACTED] as Tenants in Common in
the following shares, i.e. 2/3
shares thereof to Richappy
Investment Limited and 1/3 share
thereof to Hau Ying Kit and Hau
Kan Sum

RICHAPPY INVESTMENT LIMITED
(富禧投資有限公司)
whose registered office is
situate at [REDACTED]

The Remaining Portion of
Section A of Lot No.2356

HAU POON SEK (侯盤石)
and HAU WAI SHING (侯偉勝)
both of [REDACTED]

The Remaining Portion of
Section B of Lot No.2358

[REDACTED] as
Tenants in Common in equal
shares

HAU SEK TONG (侯錫堂)
of [REDACTED]

Subsection 1 of Section B
of Lot No.2358

THE SECOND SCHEDULE ABOVE REFERRED TO

FIRST COLUMN

SECOND COLUMN

Names of the Grantors
and their addresses/
registered offices

Lot Number (all in Demarcation
District No.91) registered in the
name of Grantee whose name
appears on the first Column
directly opposite in this Column

HAU TAK TAI TEDDY (侯德泰)
of [REDACTED]

Subsection 1 of Section A of
Lot No.2356

HAU CHAK MAN (侯澤民)
of [REDACTED]

Subsection 2 of Section A of
Lot No.2356

HAU FUK WAH (侯福華)
of [REDACTED]

Subsection 3 of Section A of
Lot No.2356

HAU KIN HING (侯健興)
of [REDACTED]

Subsection 4 of Section A of
Lot No.2356

HAU SEK TONG (侯錫堂)
of [REDACTED]

Subsection 1 of Section B of
Lot No.2358

HAU WAI SUM (侯惠森)
of [REDACTED]

Subsection 2 of Section B of
Lot No.2358

HAU KAM LUNG (侯金龍)
of [REDACTED]

Subsection 3 of Section B of
Lot No.2358

FIRST COLUMN

SECOND COLUMN

HAU SIK MING (侯錫明)
of [REDACTED]

Subsection 4 of Section B of
Lot No.2358

HAU SIK CHEONG (侯錫昌)
of [REDACTED]

Subsection 5 of Section B of
Lot No.2358

HAU LUK (侯祿)
of [REDACTED]

Section B of Lot No.2360

HAU MATTHEW PETER (侯榮雄)
of [REDACTED]

Section C of Lot No.2360

HAU DAVID (侯榮偉)
of [REDACTED]

Section D of Lot No.2360

HAU KWAN TAK (侯均達)
of [REDACTED]

Section E of Lot No.2360

HAU YING KIT (侯英傑)
and HAU KAN SUM (侯根深)
both of [REDACTED]

[REDACTED] as Tenants in Common
in equal shares

Portion of The Remaining Portion
of Lot No.2360 (which portion is
shown on the plan annexed hereto
and hatched Black)

IN WITNESS WHEREOF the parties hereto have caused this
Deed to be duly executed under seal the day and year first above
written.

SEALED with the Common Seal of)
 the Grantor, Richappy Investment)
 Limited and SIGNED by Hau Poon Sek)
 and Hau Wai Shing,)
 its Directors, in the presence of :-)

Winnie

WONG YEE MAN WINNIE
 Clerk to Rene Hout & Co., Solicitors,
 Hong Kong

SIGNED SEALED and DELIVERED by)
 the Grantors, Hau Ying Kit and Hau)
 Kan Sum, in the presence of :-)

TSANG KWOK FUN

TSANG KWOK FUN
 SOLICITOR,
 HONG KONG

SEALED with the Common Seal of)
 the Grantor, Richappy Investment)
 Limited and SIGNED by Hau Poon Sek)
 and Hau Wai Shing,)
 its Directors, in the presence of :-)

Winnie

WONG YEE MAN WINNIE
 Clerk to Rene Hout & Co., Solicitors,
 Hong Kong

SIGNED SEALED and DELIVERED by)
 the Grantors, Hau Poon Sek and Hau)
 Wai Shing, in the presence of :-)

Winnie

WONG YEE MAN WINNIE
 Clerk to Rene Hout & Co., Solicitors,
 Hong Kong

SIGNED SEALED and DELIVERED by)
 the Grantor, Hau Sek Tong, in the)
 presence of :-)

Winnie

WONG YEE MAN WINNIE
 Clerk to Rene Hout & Co., Solicitors,
 Hong Kong

侯碧石 侯偉騰

文才好 Man Choi Ho, the
 lawful attorney of
 Hau Ying Kit
 文才好 Man Choi Ho, the
 lawful attorney
 of Hau Kan Sum

侯碧石 侯偉騰

侯碧石 侯偉騰

Holder of Hong Kong Identity Card No. [REDACTED] Holder of Hong Kong Identity Card No. [REDACTED]

侯碧石 侯偉騰

Hau Poon Sek and Hau Wai Shing,
 the lawful attorney of Hau Sek Tong

SIGNED SEALED and DELIVERED by
the Grantee, Hau Tak Tai Teddy, in
the presence of :-



WONG YEE MAN WINNIE
Clerk to Rene Hout & Co., Solicitors,
Hong Kong

SIGNED SEALED and DELIVERED by
the Grantee, Hau Chak Man, in the
presence of :-



WONG YEE MAN WINNIE
Clerk to Rene Hout & Co., Solicitors,
Hong Kong

SIGNED SEALED and DELIVERED by
the Grantee, Hau Fuk Wah, in the
presence of :-



WONG YEE MAN WINNIE
Clerk to Rene Hout & Co., Solicitors,
Hong Kong

SIGNED SEALED and DELIVERED by
the Grantee, Hau Kin Hing, in the
presence of :-



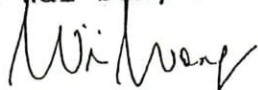
WONG YEE MAN WINNIE
Clerk to Rene Hout & Co., Solicitors,
Hong Kong

SIGNED SEALED and DELIVERED by
the Grantee, Hau Sek Tong, in the
presence of :-




WONG YEE MAN WINNIE
Clerk to Rene Hout & Co., Solicitors,
Hong Kong

SIGNED SEALED and DELIVERED by
the Grantee, Hau Wai Sum, in the
presence of :-






WONG YEE MAN WINNIE
Clerk to Rene Hout & Co., Solicitors,
Hong Kong



Hau Poon Sek, the
lawful attorney of Hau
Tak Tai Teddy


Hau Poon Sek, the
lawful attorney of
Hau Chak Man

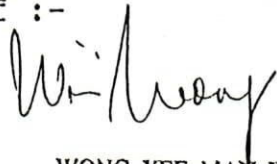

Hau Poon Sek, the lawful
attorney of Hau Fuk Wah


Hau Wai Shing, the
lawful attorney of
Hau Kin Hing



Hau Poon Sek and Hau Wai Shing, the
lawful attorney of Hau Sek Tong

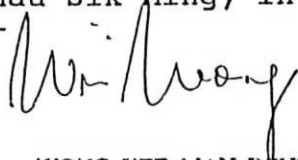

Hau Wai Shing, the
lawful attorney of
Hau Wai Sum

SIGNED SEALED and DELIVERED by
the Grantee, Hau Kam Lung, in the
presence of :-



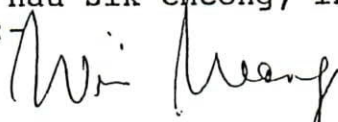
WONG YEE MAN WINNIE
Clerk to Rene Hout & Co., Solicitors,
Hong Kong

SIGNED SEALED and DELIVERED by
the Grantee, Hau Sik Ming, in the
presence of :-



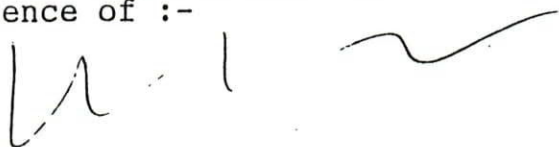
WONG YEE MAN WINNIE
Clerk to Rene Hout & Co., Solicitors,
Hong Kong

SIGNED SEALED and DELIVERED by
the Grantee, Hau Sik Cheong, in the
presence of :-



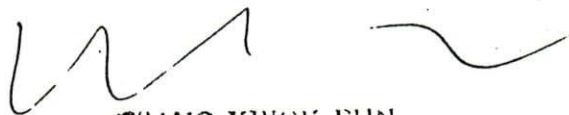
WONG YEE MAN WINNIE
Clerk to Rene Hout & Co., Solicitors,
Hong Kong

SIGNED SEALED and DELIVERED by
the Grantee, Hau Luk, in the
presence of :-



TSANG KWOK FUN
SOLICITOR,
HONG KONG

SIGNED SEALED and DELIVERED by
the Grantee, Hau Matthew Peter,
in the presence of :-



TSANG KWOK FUN
SOLICITOR,
HONG KONG


SIGNED SEALED and DELIVERED by
the Grantee, Hau David, in the
presence of :-



TSANG KWOK FUN
SOLICITOR,
HONG KONG




Hau Poon Sek and Hau Wai Shing,
the lawful attorney of Hau Kam Lung




Holder of Hong Kong Identity
Card No. [REDACTED]

Hau Chan Pui, the lawful attorney
of Hau Sik Ming



Holder of Hong Kong Identity
Card No. [REDACTED]

Hau Chan Pui, the lawful attorney
of Hau Sik Cheong




Holder of Hong Kong Identity
Card No. [REDACTED]

Man Choi Ho, the lawful attorney
of Hau Luk



Holder of Hong Kong Identity
Card No. [REDACTED]

Man Choi Ho, the lawful attorney
of Hau Matthew Peter



Holder of Hong Kong Identity
Card No. [REDACTED]

Man Choi Ho, the lawful attorney
of Hau David

SIGNED SEALED and DELIVERED by)
the Grantee, HAU KWAN TAK ,)
in the presence of :-)



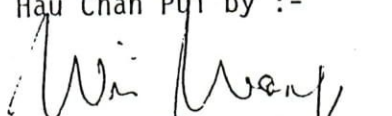
TSANG KWOK FUN
SOLICITOR,
HONG KONG

SIGNED SEALED and DELIVERED by)
the Grantees, Hau Ying Kit and Hau)
Kan Sum, in the presence of :-)



TSANG KWOK FUN
SOLICITOR,
HONG KONG

INTERPRETED to the said Hau Poon Sek,
Hau Wai Shing and Hau Chan Pui by :-



WONG YEE MAN WINNIE
Clerk to Rene Hout & Co., Solicitors,
Hong Kong

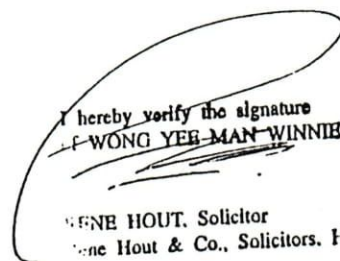
文才好

Man Choi Ho, the lawful attorney
of Hau Kwan Tak

文才好
文才好

Man Choi Ho, the
lawful attorney of
Hau Ying Kit

Man Choi Ho, the
lawful attorney of
Hau Kan Sum



I hereby verify the signature
of WONG YEE MAN WINNIE
RENE HOUT, Solicitor
Rene Hout & Co., Solicitors, Hong Kong

INTERPRETED to the said Man Choi Ho by :-



TSANG KWOK FUN
SOLICITOR,
HONG KONG