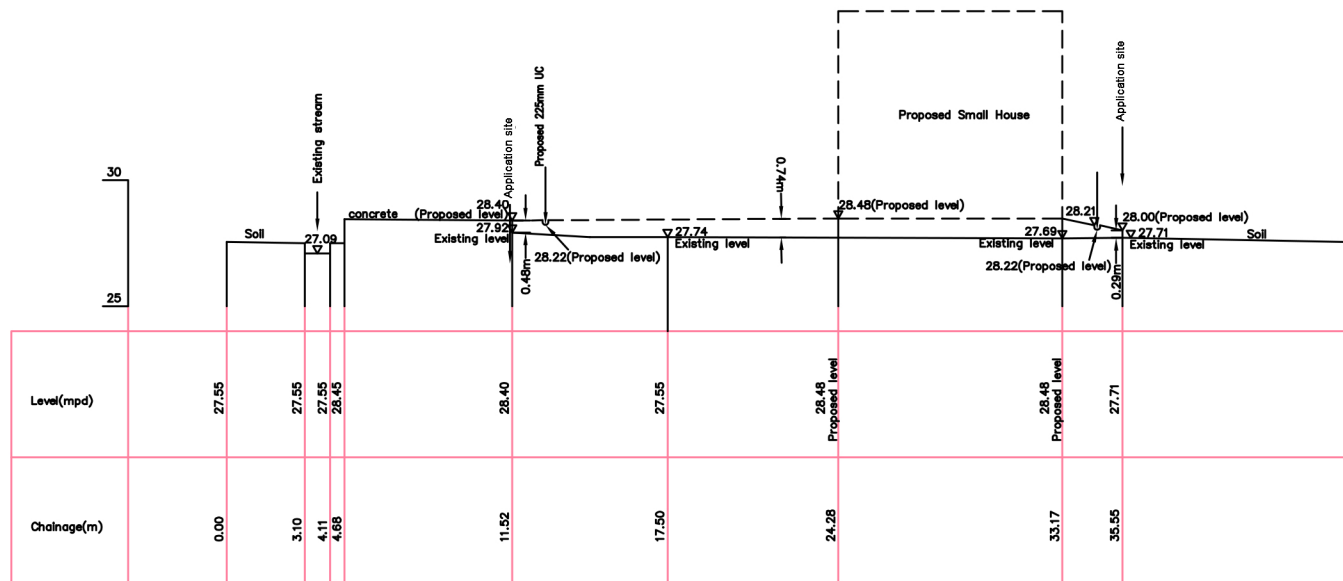
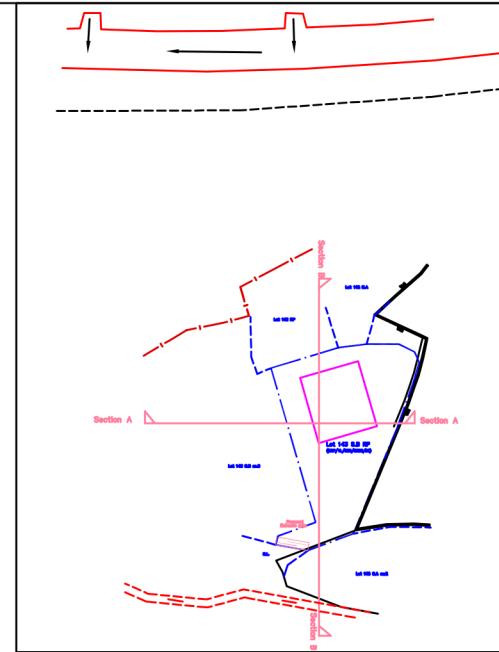


Section A-A
West to East



Section B-B
South to North



- Notes :
- Co-ordinates are relative to Hong Kong Metric Grid (1980)
 - All Levels are in Metres relative to Principal Datum (P.D.)
 - Elevation of kerb are referred to bottom of kerb
 - Dimensions are in Metres unless otherwise shown

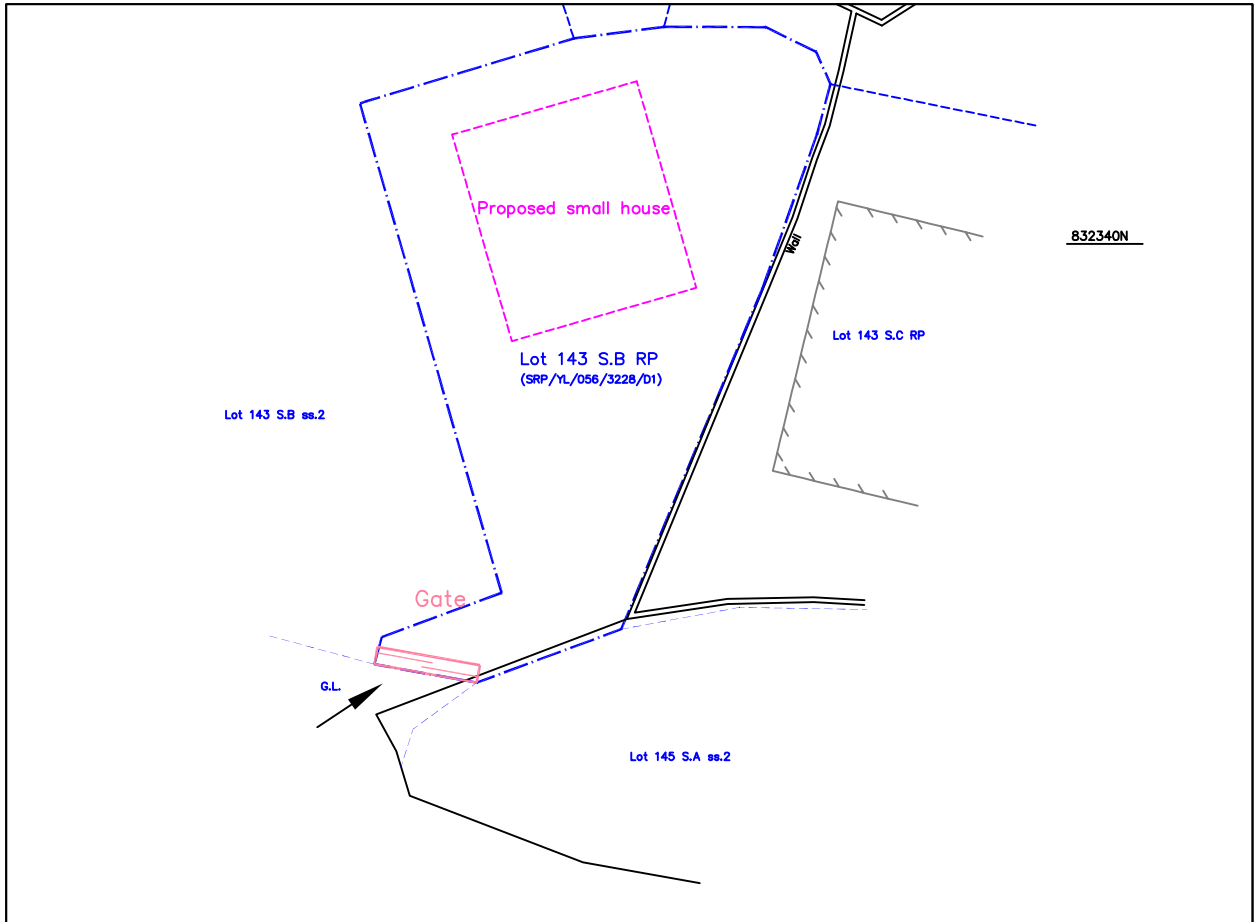
- Legends:
- U-channel
 - Stepped-channel
 - Fence / Rolling
 - Grating
 - Lamp Post
 - Telephone Pole
 - Electric Pole
 - Gully
 - Sign Pole
 - Valve Gas
 - Valve Water
 - Valve
 - Vertical Cutting
 - Foul Water Manhole
 - Storm Water Manhole
 - Manhole
 - Drainage Manhole
 - Level
 - Invert Level
 - Top Level
 - Platform Level
 - Manhole Telephone
 - Flower Bed
 - Slope Mark
 - Catchpit
 - Top Line
 - Toe Line
 - Concrete Building
 - Lot Boundary
 - Proposed Small House

DRAWING TITLE :
Sectional Plan of Lot 143 S.B RP
D.D.112, Yuen Long

Scale : 1 : 200

Date of Survey : 9 September 2024

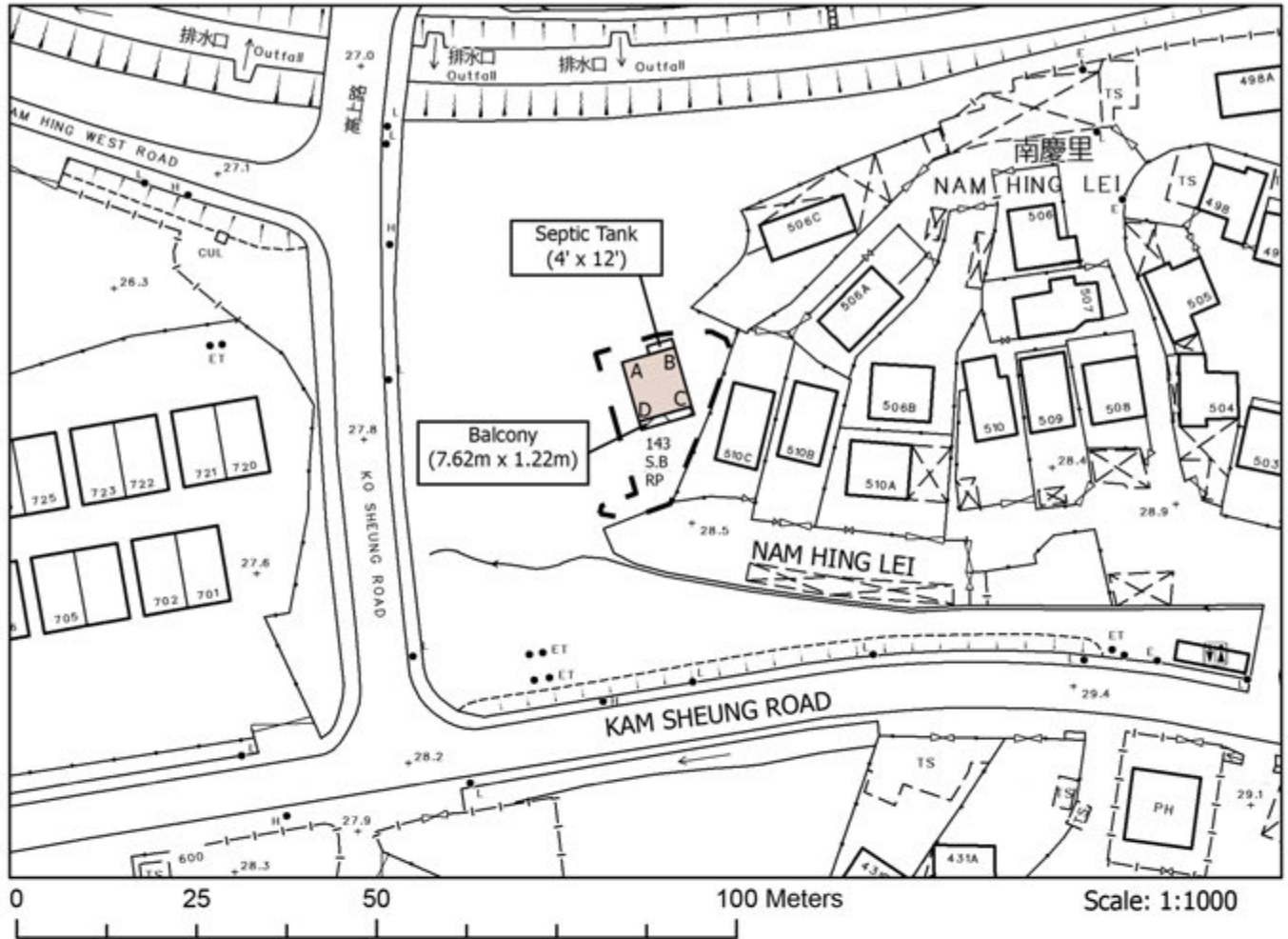
Proposed Entrance gate on Lot 143 S.B ss.1 in D.D.112, Yuen Long



Scale 1 : 300

Survey District: Yuen Long	Survey Sheet No.: 6-NE-19A	King Fung Surveying Company Email: [REDACTED] Mobile: [REDACTED]
Ref. File --	Plan No.: YL/143B1/120/EG	
Ref. SRP No. --	Date of Survey: 2 May 2024	

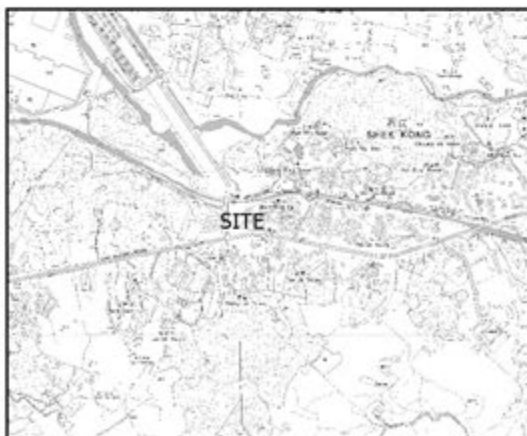
PROPOSED BUILDING LICENCE PLAN LOT 143 S.B RP IN D.D.112



HOUSE DIMENSION & COORDINATES

SIDE	BEARING	DISTANCE	POINT	NORTHING	EASTING	REMARKS	AREA
A-B	73-51-12	7.620	A	832344.335	827643.741		65.03 m ² (About)
B-C	163-51-12	8.534	B	832346.454	827651.060		
C-D	253-51-12	7.620	C	832338.256	827653.433		
D-A	343-51-12	8.534	D	832336.137	827646.114		

Location Plan



Scale 1:20000

Survey District: YL

Survey Sheet No.:
6-NE-19A

OZP No.: S/YL-SK/9

Plan No.: YL017-181B

Ref. File No.:
DLOYL294/YLT/2010

Date: 16 July 2024

Plan Approved by:

Tang Hong Wai
FHKIS, ALS

A POWER OF ATTORNEY on the 3rd day of January
Two Thousand and Twenty Four

BY TANG JACKY (鄧積奇) of House No.33, Man Kok Tsuen, Sheung Shui
Wai, Sheung Shui, New Territories, Hong Kong ("the Donor").

WHEREAS I am the registered owner of all that piece or parcel of
land more particularly described in Part I of the First Schedule
hereto (which land together with the messuages, erections, buildings,
structures or New Territories Exempted House, if any, constructed
or to be constructed thereon is hereinafter called "the said land",
particulars of which are set out in Part I of the First Schedule
hereto).

AND WHEREAS I am desirous of appointing an attorney to act for me
and on my behalf in respect of the said land and all matter in relation
thereto.

NOW THIS DEED WITNESSETH that I DO HEREBY NOMINATE CONSTITUTE and
APPOINT the person described in Part II of the First Schedule hereto
(hereinafter called "my Attorney") to be my true and lawful attorney
to act for me and in my name or in the name of my Attorney or otherwise
as occasion shall be or require from time to time and at any time
or times during the continuance of these presents to do perform transact
and effectuate all or any of the acts deeds matters and things set

forth in the Second Schedule hereto PROVIDED THAT no process of execution may be levied or enforced against my person or any of my assets or properties (other than the said land) by any person under any judgment or order obtained against me by reason of the exercise of any power or authority hereby conferred upon my Attorney; and all persons dealing with my Attorney shall be deemed to have accepted the proviso aforesaid.

AND I HEREBY DECLARE THAT:-

(a) all and every receipts deeds matters and things which shall be given made executed or done by my Attorney for any of the purposes enumerated in the Second Schedule hereto shall be as good valid and effectual to all intents and purposes as if the same had been signed sealed delivered given made or done by me in my own proper person;

(b) the particular powers or authorities enumerated in the Second Schedule hereto shall be given the widest interpretation and shall not be construed as setting limits to the general authority conferred upon my Attorney;

(c) I shall at all times ratify and confirm and promise at all times to ratify and confirm all and whatsoever my Attorney shall lawfully do or cause to be done in or concerning the said land and/or the messuages, erections, buildings or the New Territories Exempted House constructed or to be constructed thereon or any part thereof by virtue of this Power of Attorney including anything which my Attorney shall lawfully do or cause to be done in pursuance of this deed after the revocation of this deed by me which shall be valid and effectual

in favour of any person acting in good faith who before the doing thereof shall not have had express notice of such revocation; and

(d) where the context of these premises so admits or requires, words expressed in the singular shall be deemed to include the plural and vice versa; and words expressed in the masculine gender shall be deemed to include the feminine and the neuter gender.

THE FIRST SCHEDULE ABOVE REFERRED TO

PART I

The said land :

ALL THAT piece or parcel of ground situate lying and being at Yuen Long, New Territories, Hong Kong and registered in the Land Registry as THE REMAINING PORTION OF SECTION B OF LOT NO.143 IN DEMARCATION DISTRICT NO.112 And of and in the messuages erections and buildings thereon, if any.

PART II

My Attorney :-

TANG SUI KEUNG (鄧 瑞 強) (Holder of Hong Kong Identity Card No. [REDACTED] of 339F, Wing Ning Lei, Wang Toi Shan, Pat Heung, Yuen Long, New Territories, Hong Kong.

THE SECOND SCHEDULE ABOVE REFERRED TO

1. To apply to the District Lands Officer of the district in which the said land is located or other relevant authorities concerned for a New Grant or Agreement and Conditions of Exchange or a Building Licence or any other Grant to construct and/or build a New Territories Exempted House or any other messuages, erections or buildings ("the New Territories Exempted House") on the said land ("the Application") and in my name and on my behalf to accept any proposed terms and conditions as my Attorney may deem fit from the said District Lands Officer or other relevant authorities concerned in respect of the Application or any matter arising therefrom or incidental thereto or in relation thereto or in connection therewith and sign and execute any letters documents or deeds for effectuating the Application and to sign and execute any New Grant, Agreement and Conditions of Exchange or Building Licence as the case may be and to pay any premium or premia and/or administrative fee or fees therefor as the case may require.

2. To apply to the Town Planning Board or any authority or body in substitution thereof to obtain all necessary permit or consent to effectuate the Application or construction of the New Territories Exempted House and to deal with all matters in relation thereto or arising therefrom.

3. To apply and/or negotiate with the said District Lands Officer and/or other relevant authority concerned at any time for

the modification of any of the terms and conditions granted or to be granted by the said District Lands Officer or other relevant authorities in respect of the Application and in my name and on my behalf to accept the proposed terms of modification from the said District Lands Officer or other relevant authorities and execute any letters documents or deeds for effectuating the said modification and to pay any premium or premia and/or administrative fee or fees therefrom as the case may require.

4. To surrender the said land or any part thereof to the Government of Hong Kong and in exchange therefor to accept a New Grant or Agreement and Conditions of Exchange in respect thereof or to accept the Building Licence in respect of the Application, as the case may be, and for such purpose to execute in my name the Deed of Surrender of the said land or any part thereof, as the case may require, and the New Grant or Agreement and Conditions of Exchange or the Building Licence or any Grant of the said land or any land granted or to be granted to me in respect of the Application if circumstances require in the course of the Application and to deal with all matters in relation thereto or arising therefrom.

5. To apply to the said District Lands Officer or other relevant authorities for setting out the boundaries of the said land or any land granted or to be granted to me in respect of the Application and to pay any administration fee or charges therefor and to deal with all matters in relation thereto or arising therefrom.

6. To apply to the said District Lands Officer and/or any other government authorities concerned for the grant of consent to form any private streets roads and lanes and/or road(s) and lane(s) on government land, if necessary and to deal with all matters in relation thereto or arising therefrom.

7. To apply for all relevant Certificate of Exemptions and/or apply to the Building Authority or other authorities for the necessary approval for the construction of the building or New Territories Exempted House thereon and to construct on the said land or any land granted or to be granted to me in respect of the Application the New Territories Exempted House pursuant to and in accordance with the New Grant or the Agreement and Conditions of Exchange or the Building Licence or any Grant and to deal with all matters in relation thereto or arising therefrom.

8. To apply to the relevant authority or government department for construction of the New Territories Exempted House at certain level above the level of the Hong Kong Principal Datum from time to time so determined by my Attorney in his absolute discretion and to proceed with mud and boil filling on the said land or any land granted or to be granted to me in respect of the Application and to deal with all matters in relation thereto or arising therefrom.

9. To deal with all matters for drainage, access road, emergency vehicular access or any other matter with the Fire Services Department, the Highways Department, the Buildings Department, the Building Authority or any authority or any government departments in respect

of the Application, the New Territories Exempted House to be constructed on the said land or any land granted or to be granted to me in respect of the Application or any part thereof.

10. To employ any architects, solicitors, surveyors, contractors, builder, agents, servants, workmen and others in the course of developing the said land or any land granted or to be granted to me in respect of the Application and construction of the New Territories Exempted House and to pay to every such person so employed such salaries wages or remuneration as my Attorney shall think fit.

11. In my name and on my behalf to negotiate, enter into, sign, execute any building agreement or contract with any person or persons in respect of the Application and construction of the New Territories Exempted House with any terms and conditions as my Attorney shall think fit and to pay to every such person or persons such salaries wages or remuneration as my Attorney shall think fit.

12. To take possession and receive the rent and profits of and manage the said land or any land granted or to be granted to me in respect of the Application or any part thereof and from time to time to demise or let the said land or any land granted or to be granted to me in respect of the Application or any part thereof to any person or persons body corporate firm or company for such term and at such rent and subject to such terms and conditions as my Attorney shall think fit and to accept cancellation or surrender of any tenancy or lease relating to the said land or any part thereof on such terms and conditions as my Attorney shall think fit.

13. To ask demand receive and recover from all tenants or occupiers of the said land or any land granted or to be granted to me in respect of the Application or any part thereof all rents arrears of rent and sums of money now due owing and payable or at any time hereafter to become due owing and payable in respect of the said land or any land granted or to be granted to me in respect of the Application or any part thereof in any manner whatsoever and also on non-payment or of any part thereof to enter and distrain and in relation to the distress or distresses thereof to detain and keep or to sell and dispose of anything according to law.

14. To enter into and upon the said land or any land granted or to be granted to me in respect of the Application or any part thereof to view the state and defects or the reparation thereof and forthwith to give proper notices and direction for repairing the same and to oversee let manage and improve the same to the best advantage.

15. To sign and give notices to tenants or occupiers of the said land or any land granted or to be granted to me in respect of the Application or any part thereof to increase or vary the rent thereof and to make applications to the proper authority for the said purpose.

16. To pay or allow taxes rates charges deductions expenses and all other payments and outgoings whatsoever due and payable or to become due and payable for or on account of the said land or any part thereof and to insure the said land or any land granted or to be granted to me in respect of the Application or any part of the

New Territories Exempted House constructed or to be constructed thereon against damage or loss or injury by fire or otherwise and to pay the insurance premium or premia thereon and to receive such insurance money or moneys as will be payable to me by any insurance company or companies in respect thereof.

17. To receive from the proper authorities in Hong Kong or any person any sum or sums of money by way of refund of rates or taxes or deposits paid by and returnable to me or otherwise in respect of the said land or any land granted or to be granted to me in respect of the Application or any part thereof and upon receipt of the same or any part thereof to sign and give good valid and effectual receipts or discharges therefor.

18. To enforce all covenants conditions and stipulations contained in any Lease or Tenancy Agreement affecting the said land or any land granted or to be granted to me in respect of the Application or any part thereof and upon breach or non-performance or non-observance of any such covenants conditions or stipulations to enter into and upon the said land or any land granted or to be granted to me in respect of the Application or any part thereof in relation to which such breach or non-performance or non-observance shall have happened and to take possession of the same to the intent that the Lease or Tenancy Agreement under which the said land or any land granted or to be granted to me in respect of the Application or any part thereof are held shall become void according to the provisions in that behalf contained in such Lease or Tenancy Agreement.

19. In the event of any landslide subsidence falling away pine tree compensation or Fung Shui problem occurring at any time in the course of construction or site formation of the New Territories Exempted House constructed or to be constructed my Attorney shall have the full authority to deal with the government and/or any persons involved or damaged or prejudiced and to pay or to acknowledge receipt such charges damages and indemnity in connection with the above matters.

20. In the event that the New Territories Exempted House constructed or to be constructed thereon is not in compliance with the conditions and covenants as stipulated in the terms and conditions of the New Grant or Agreement and Conditions of Exchange or Building Licence or any Grant granted as a result of the Application my Attorney shall on my behalf apply to the said District Lands Officer or any government authorities concerned for arranging such remedy as may be required in the circumstances until the default or defaults in question are rectified.

21. If the New Territories Exempted House constructed or to be constructed cannot be completed within the stipulated period in accordance with the terms and conditions of the New Grant or Agreement and Conditions of Exchange or Building Licence or any Grant granted or to be granted to me as a result of the Application and as a result thereof penalty is imposed by the said District Lands Officer, my Attorney shall on my behalf apply to the said District Lands Officer for extending the building covenant period and also to pay such amount of fine or premium as the said District Lands Officer may impose.

22. To apply to the said District Lands Officer or any other authorities for removal of any pole or poles erected by The China Light & Power Company Limited or Hong Kong Telephone Company Limited in or in the vicinity of the said land or any land granted or to be granted to me in respect of the Application which is or are likely to affect the construction works on the said land or any land granted or to be granted to me in respect of the Application.

23. Upon completion of the construction of the New Territories Exempted House on the said land or any land granted or to be granted to apply to the said District Lands Officer or the other authorities for the issue of the Certificate of Compliance or any letter to the effect that the District Lands Officer has no objection for the New Territories Exempted House to be occupied for residential purposes or other purposes as the case may be and to arrange or sign any documents which may be incidental to the issue of such certificate and also upon issue of the said Certificate of Compliance to acknowledge receipt of the same on my behalf.

24. To commence prosecute defend or to compromise or determine upon such terms as my Attorney shall deem desirable any action suit application or other proceedings touching or concerning the said land or any land granted or to be granted to me in respect of the Application or any part thereof and to engage or retain solicitors barristers and/or other agents for such purpose.

25. To effect any insurance of the said land or any land granted or to be granted to me in respect of the Application or the New Territories

Exempted House thereon or against loss or damage by fire typhoon or against any statutory or other liability which my Attorney may think fit and to demand sue for and receive payment of all sums payable under any insurance and to give valid and effectual receipts and discharges for the same.

26. To enter into such deeds or documents with the owners for the time being of the adjacent properties for purposes of granting to each other a right of way over such part of the said land or land granted or to be granted to me in respect of the Application and/or the adjacent properties subject to such terms and conditions as my Attorney may deem fit.

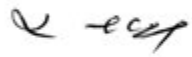
27. To sign execute seal and deliver enter into acknowledge perfect all such agreements mortgages charges deeds tenancy memorials deed of mutual covenant, deed of mutual grant, New Grant, Agreement and Conditions of Exchange and Building Licence and all other deeds instruments and documents as shall be required or may be deemed proper for or in relation to all or any of the purposes or matters aforesaid.

28. To appoint and remove on such terms and conditions as my Attorney shall deem fit any substitute for or agent under him (with or without power on the part of such substitute or agent to appoint further substitute or agent with or without like power to appoint substitute) in respect of all or any of the matters enumerated herein without prejudice to the right of my Attorney to exercise concurrently any of the powers so delegated and to vary or revoke such appointment.

29. Generally to act as my Attorney for myself in relation to the said land or any land granted or to be granted to me or part thereof in respect of the Application and/or the New Territories Exempted House constructed or to be constructed thereon or any part thereof in manner aforesaid in as fully and effectually a manner as I myself could do if personally present and I desire and direct that these presents shall be understood and construed in the fullest and most comprehensive sense PROVIDED ALWAYS that this Power of Attorney shall in no way be construed as parting with possession of or disposing of the said land or having the power and effect of contravening any of the terms and conditions of the Grant to be issued to me as a result of the Application.

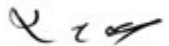
IN WITNESS whereof the Donor hath hereunto set his hand and seal the day and year first above written.

SIGNED SEALED and DELIVERED)
by the Donor (who having)
been previously identified by)
production of his Hong Kong)
Identity Card No. [REDACTED])
in the presence of :-)



**WONG CHI KEUNG JOHNNY
SOLICITOR, HONG KONG SAR
LO, WONG & TSUI, SOLICITORS**

INTERPRETED by :-



**WONG CHI KEUNG JOHNNY
SOLICITOR, HONG KONG SAR
LO, WONG & TSUI, SOLICITORS**

WITNESS to the specimen)
signature of the Attorney)
in the presence of :-)

鄧瑞強

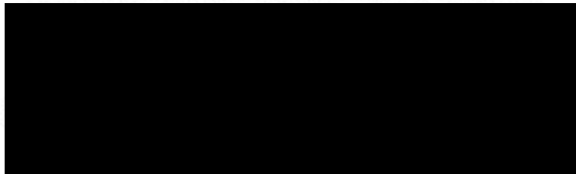


WONG CHI KEUNG JOHNNY
SOLICITOR, HONG KONG SAR
LO, WONG & TSUI, SOLICITORS

Dated the 3rd day of January 2024

P O W E R O F A T T O R N E Y

LO, WONG & TSUI,
SOLICITORS & NOTARIES,



REF : 68549/JW/vw