

14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部分

「公用地方與設施」統指「屋苑公用地方與設施」及「住宅公用地方與設施」，每類公用地方與設施在適用的情況下包括(i)在《建築物管理條例》第2條所列出「公用部分」的定義所包含的適當及有關部分；及(ii)如個別處置商業發展的單位時，在有關副公契或契約內所定義的該等在商業發展的公用地方與設施。

「屋苑公用地方與設施」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑部分與設施，受公契的條款所約束及所有現存的權利及通行權（如有的話）所規限，每位擁有人及佔用人可與其他屋苑擁有人及佔用人共用該等部分及設施，當中包括但不限於：-

- (a) 不屬於或不構成商業發展或住宅發展一部分的該等地基、柱、樑、樓板及其他結構性支承物及部分；
- (b) 斜坡及護土牆（如有的話）；
- (c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；
- (d) 在附於公契的圖則上顯示為「屋苑公用地方」的屋苑地下及以上樓層而非構成商業發展或住宅發展一部分的屋苑外牆（包括在外牆上的玻璃幕牆及簷篷、建築鱗片及在其上的特色）；
- (e) 所有在附於公契的圖則上顯示為「屋苑公用地方」的屋苑部分；
- (f) 公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管、基於保安理由而安裝在屋苑公用地方的閉路電視及其他設施及設備、屋苑機械設備和其他類似的裝置、設施或服務、電力變壓房、運載電力變壓器的電梯、電纜設施及所有電力裝置關連設施及輔助設備和設施；及
- (g) 由首位擁有人按照公契的條款在任何時候指定用作「屋苑公用地方與設施」的額外地方、裝置及設施。

「住宅公用地方與設施」指擬供住宅發展整體而並非只供個別住宅單位或其任何部分公用及共享的住宅發展部分與所有相關的屋苑設施，受公契的條款所規限，每位住宅單位擁有人及佔用人可與其他住宅單位擁有人及佔用人共用該等部分及設施，當中包括但不限於：-

- (a) 在附於公契的圖則上顯示為「住宅公用地方」3樓及以下而非構成商業發展或屋苑公用地方的屋苑外牆；
- (b) 屋苑3樓及以上樓層而非構成屋苑公用地方或住宅單位的屋苑外牆，當中包括但不限於：-
 - (1) 在其上的建築鱗片及特色；
 - (2) 毗連住宅單位的冷氣機平台（包括其百葉窗（如有的話）），或指定用作該用途的其他地方（如有的話）；及
 - (3) 屋苑的玻璃幕牆結構，包括但不限於豎框及面版（但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關住宅單位的部分）。
為免生疑問，任何構成玻璃幕牆結構一部分而非完全包圍一個住宅單位，反而橫跨兩個或以上住宅單位的玻璃嵌板則構成住宅公用地方一部分；
但不包括構成相關住宅單位的露台、工作平台、平台或指明天台部分的玻璃欄杆、金屬欄杆或欄杆；
- (c) 康樂地方與設施；
- (d) 管理員、看守員及管理公司職員的辦公室及/或櫃檯；
- (e) 位於2樓的平台花園；
- (f) 所有在附於公契的圖則上顯示為「住宅公用地方」的屋苑部分；
- (g) 所有指定為住宅公用地方的電梯、電線、電纜、導管、喉管、排水渠、基於保安理由而安裝在住宅公用地方的閉路電視及其他設施及設備、位於康樂地方與設施的運動及康樂設施，以及專屬住宅發展的所有機電裝置及設備；及
- (h) 由首位擁有人按照公契的條款在任何時候指定用作「住宅公用地方與設施」的額外地方、裝置及設施。

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2. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層\室	A	B	C	D	E	F	G	H	J	K	L	M	N
3樓	32/9,000	27/9,000	16/9,000	19/9,000	19/9,000	16/9,000	27/9,000	32/9,000	24/9,000	23/9,000	23/9,000	24/9,000	24/9,000
5樓至27樓	33/9,000	26/9,000	16/9,000	19/9,000	19/9,000	16/9,000	26/9,000	33/9,000	24/9,000	23/9,000	23/9,000	24/9,000	24/9,000
28樓	43/9,000	24/9,000	24/9,000	43/9,000	21/9,000	40/9,000	40/9,000	21/9,000	-	-	-	-	-

備註：不設4樓、13樓、14樓及24樓。

3. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止其管理人的委任為止。

4. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支(包括管理人費用)。該應繳的份額比例，應與分配給該擁有人的住宅單位的管理份數佔分配給發展項目內所有住宅單位的總管理份數的比例相同。

5. 計算管理費按金的基準

管理費按金相等於每個擁有人就其單位按首個住宅管理預算案釐定而須繳交的三個月管理費。

6. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

註：除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

1. The common parts of the development

“Common Areas and Facilities” means collectively the Estate Common Areas and Facilities and the Residential Common Areas and Facilities, each of which shall, where applicable, include (i) those appropriate and relevant common parts covered by the definition of “common parts” set out in section 2 of the BMO; and (ii) in the event the Units in the Commercial Development are disposed of individually, such common areas and facilities in the Commercial Development as shall be defined in the relevant Sub-Deed or Deeds.

“Estate Common Areas and Facilities” means those parts and facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way (if any), to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts and facilities include but not limited to: -

- (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or do not form part of the Commercial Development or the Residential Development;
- (b) the Slopes and Retaining Walls (if any);
- (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
- (d) those parts of the external walls of the Estate (including the curtain walls and canopies thereof, architecture fins and features thereon) at and above the Ground Floor not forming part of the Commercial Development or the Residential Development and shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (e) all those areas of the Estate shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (f) communal aerial, all signal receivers, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, transformer room, transformer delivery lift, cable accommodations and all associated facilities and ancillary electricity installation equipment; and
- (g) such additional areas and devices and facilities of the Estate as may at any time be designated as the Estate Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

“Residential Common Areas and Facilities” means those parts of the Residential Development and all those facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and which said parts and facilities include but not limited to: -

- (a) those parts of the external walls of the Estate at and below the 3rd Floor not forming part of the Commercial Development or the Estate Common Areas and shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (b) those parts of the external walls of the Estate at and above the 3rd Floor not forming part of the Estate Common Areas or the Residential Units, including but not limited to: -
 - (1) the architecture fins and features thereon;
 - (2) the air-conditioning platforms (including the louvers thereof (if any)) adjacent to the Residential Units, or such other area(s), if any, as may be designated for that purpose; and
 - (3) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units).

For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas.

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, flat roofs or specified parts of roofs which form parts of the relevant Residential Units;

- (c) the Recreational Areas and Facilities;
- (d) office and/or counter for caretakers, watchmen and management staff;
- (e) the podium garden on the 2nd Floor;
- (f) all those areas of the Estate shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (g) all lifts designated in the Residential Common Areas, wires, cables, ducts, pipes, drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Areas and Facilities, and all mechanical and electrical installations and equipment exclusively for the Residential Development; and
- (h) such additional areas and devices and facilities of the Estate as may at any time be designated as the Residential Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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2. The number of undivided shares assigned to each residential property in the development

Floor \ Flat	A	B	C	D	E	F	G	H	J	K	L	M	N
3/F	32/9,000	27/9,000	16/9,000	19/9,000	19/9,000	16/9,000	27/9,000	32/9,000	24/9,000	23/9,000	23/9,000	24/9,000	24/9,000
5/F - 27/F	33/9,000	26/9,000	16/9,000	19/9,000	19/9,000	16/9,000	26/9,000	33/9,000	24/9,000	23/9,000	23/9,000	24/9,000	24/9,000
28/F	43/9,000	24/9,000	24/9,000	43/9,000	21/9,000	40/9,000	40/9,000	21/9,000	-	-	-	-	-

Note: 4/F, 13/F, 14/F and 24/F are omitted.

3. The term of years for which the manager of the development is appointed

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until the termination of the Manager's appointment in accordance with the provisions thereof.

4. The basis on which the management expenses are shared among the owners of the residential properties in the development

The Owner of each Residential Unit shall contribute towards the Management Expenses (including the Manager's Fee) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all of the Residential Units in the development.

5. The basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months' management contribution payable by each Owner in respect of his Unit(s) based on the first Residential Management Budget.

6. The area (if any) in the development retained by the owner for that owner's own use

Not applicable.

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.