

# 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，並在適用的情況下包括《建築物管理條例》(第344章)第1附件所列出的適當及相關公用部分，及如商業發展的單位個別出售，將包括關於商業發展的副公契內所介定為商業發展的公用地方。

「屋苑公用地方」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，受制於公契條款及所有現存的權利及通行權，每位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等部分，當中包括但不限於：-

- (a) 不屬於或構成商業發展或住宅發展一部分的地基、柱、樑、樓板及其他結構性支承物及元素；
- (b) 在屋苑地面層的上落車位；
- (c) 斜坡及護土牆；
- (d) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；
- (e) 在附於公契的圖則上顯示為屋苑公用地方及並非屬於商業發展及住宅發展的屋苑外牆部分(包括其玻璃幕牆及簷篷(如有的話)，其上建築裝飾及特色)；
- (f) 綠化地區；
- (g) 花槽牆地區；
- (h) 所有在附於公契的圖則上顯示為屋苑公用地方的地方；及
- (i) 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的其他額外地方。

「屋苑公用設施」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設施，受制於公契條款，每位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等設施，當中包括但不限於公共天線、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、閉路電視及其他裝設於屋苑公用地方的保安設施及設備、屋苑內的機械設備和其他類似的裝置、設施或服務、變壓房、電纜設備及為屋苑提供電力的所有相關設施及輔助電力裝置、設備及設施，以及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設施的其他額外裝置及設施。

「住宅公用地方」指擬供住宅發展整體而並非只供任何個別住宅單位公用及共享的住宅發展部分，受制於公契條款，每位住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等部分，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的屋苑外牆(包括玻璃幕牆(如有的話)，在其上的建築裝飾及特色)；
- (b) 並非屬於住宅單位一部分或屋苑公用地方的屋苑外牆包括但不限於：-
  - (1) 在其上的建築裝飾及特色；
  - (2) 毗連住宅單位的冷氣機平台(包括其百葉窗及/或金屬支撐框架(如有的話))，或指定用作安放冷氣機的其他地方(如有的話)；及
  - (3) 屋苑之玻璃幕牆結構包括但不限於豎框及面板(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組成有關住宅單位的部分)。  
為免存疑，任何構成屋苑玻璃幕牆結構一部分而並非完全包圍一個住宅單位而是申延跨越兩個或多個住宅單位的玻璃嵌板，將構成住宅公用地方的一部分；  
但不包括所構成相關住宅單位的部分露台、工作平台(如有的話)、平台或特定部分的天台的玻璃欄杆、金屬欄杆或欄杆；
- (c) 康樂地方及設施；
- (d) 位於地面的管理員、看守員及管理職員的辦公室及/或櫃枱(如有的話)；
- (e) 所有在附於公契的圖則上顯示為住宅公用地方的部分；及
- (f) 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的其他額外地方。

「住宅公用設施」指擬供住宅發展整體而並非只供任何個別住宅單位公用及共享的屋苑設施，受制於公契條款，每位住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等設施，當中包括但不限於所有特設於住宅公用地方的升降機、電線、電纜、導管、喉管、排水渠、閉路電視及其他裝設於住宅公用地方的保安設施及設備、位於康樂地方及設施的運動及康樂設施、專屬住宅發展的所有機電裝置及設備，以及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設施的其他額外裝置及設施。

### 2. 分配予發展項目中的每個住宅物業的不可分割份數的數目

室	樓層*	
	5樓	6樓至31樓
A	37/6,800	39/6,800
B	21/6,800	23/6,800
C	21/6,800	23/6,800
D	22/6,800	24/6,800
E	24/6,800	26/6,800
F	27/6,800	27/6,800
G	21/6,800	21/6,800
H	20/6,800	20/6,800
J	20/6,800	20/6,800
K	24/6,800	26/6,800

\*不設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。惟管理及保養綠化地區及花槽牆地區的費用及開支將由商業發展的業主承擔，及如商業發展的單位個別出售，則由商業發展項目的有關分契的條款及條件規限。

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#### 5. 計算管理費按金的基準

管理費按金相等於擁有人就其單位按首個年度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 and, where applicable, includes those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common areas as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.

"Estate Common Areas" means those parts 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 to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to: -

- (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Commercial Development or the Residential Development;
- (b) the loading and unloading space situated on the ground floor of the Estate;
- (c) the Slopes and Retaining Walls;
- (d) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
- (e) all those portions of the external walls of the Estate (including the curtain walls and canopies thereof, if any, architecture fins and features thereon) not forming part of the Commercial Development and the Residential Development and shown as Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (f) the Greenery Area;
- (g) the Planter Wall Area;
- (h) all those areas shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant; and
- (i) such additional areas of the Estate as may at any time be designated as Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

"Estate Common Facilities" means all those 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 which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the 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, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

"Residential Common Areas" means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit 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 which said parts include but not limited to:-

- (a) those parts of the external walls of the Estate (including the curtain walls thereof, if any, architecture fins and features thereon) shown as Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (b) those parts of the external walls of the Estate not forming part of the Residential Units or the Estate Common Areas including but not limited to:-
  - (1) the architecture fins and features thereon;
  - (2) the air-conditioning platforms (including the louvers and/ or metal supporting frames 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 (if any), 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 caretaker, watchman and management staff, if any, on the ground floor;
- (e) all those areas shown as Residential Common Areas on the plans annexed to the Deed of Mutual Covenant; and
- (f) such additional areas of the Estate as may at any time be designated as Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

"Residential Common Facilities" means 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 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 includes but not limited to 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 such additional devices and facilities of the Estate as may at any time be designated as Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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

Flat	Floor*	
	5/F	6/F-31/F
A	37/6,800	39/6,800
B	21/6,800	23/6,800
C	21/6,800	23/6,800
D	22/6,800	24/6,800
E	24/6,800	26/6,800
F	27/6,800	27/6,800
G	21/6,800	21/6,800
H	20/6,800	20/6,800
J	20/6,800	20/6,800
K	24/6,800	26/6,800

\*13/F, 14/F, 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 the Residential Units in the development, Provided That the costs and expenses for the management and maintenance of the Greenery Area and the Planter Wall Area shall only be borne and paid by the Owner(s) for the time being of the Commercial Development and in the event Units in the Commercial Development are disposed of individually subject to the terms and conditions in the relevant Sub-Deed in respect of the Commercial 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 the Owner in respect of his Unit based on the first annual 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.