

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「公用地方」及「公用設施」。

「**公用地方**」統指「屋苑公用地方」、「住宅公用地方」及「停車場公用地方」，其各項包括《建築物管理條例》（第344章）附表1所指合適和相關的公用部分(如適用)。

「**公用設施**」統指「屋苑公用設施」、「住宅公用設施」及「停車場公用設施」。

「**屋苑公用地方與設施**」統指「屋苑公用地方」及「屋苑公用設施」。

「**屋苑公用地方**」指擬供「屋苑」整體，而並非只供其任何個別部份予所有「期數」中的「單位」「業主」及「佔用人」，受制於公契條款及所有現存的權利及通行權，與「屋苑」所有其他「單位」「業主」及「佔用人」共用及享用的「屋苑」部份，包括但不限於：-

- (a) 不屬於或構成「住宅單位」一部份的地基、柱、樑、樓板及其他結構性支承物及元素；
- (b) 提供安裝或使用天線廣播分導或電訊網絡設施及電錶房予「屋苑」整體使用的地方，但構成「住宅公用地方」一部份的範圍除外；
- (c) 根據「批地文件」特別批地條款第(17)(a)條提供的看更及管理員的辦公設施，於公契圖則DMC-03、DMC-14及DMC-15以橙色顯示並以"OFFICE ACCOMMODATION FOR WATCHMEN AND CARETAKERS" 標記顯示(圖則經「認可人士」或其代表核證為真實)；
- (d) 根據「批地文件」特別批地條款第(18)(a)條提供的看更及管理員的宿舍，於公契圖則DMC-13以橙色顯示並以 "QUARTERS FOR WATCHMEN AND CARETAKERS" 標記顯示(圖則經「認可人士」或其代表核證為真實)；
- (e) 提供予看更及管理員工的櫃枱、亭、士多、看守員房間及洗手間；
- (f) 根據「批地文件」特別批地條款第(19)(a)條提供予「業主立案法團」或「業主委員」會使用的辦事處，於公契圖則DMC-13以橙色顯示並以"OWNERS' CORPORATION/OWNERS' COMMITTEE OFFICE" 標記顯示(圖則經「認可人士」或其代表核證為真實)；
- (g) 垃圾收集車的停車位、污水處理廠房的停車位，及流動和迴旋位；
- (h) 「批地文件」特別批地條款第(52)(f)條所指的污水處理系統，包括任何附屬污水收集箱和泵，包括污水處理廠房；
- (i) 「行人走廊」；
- (j) 「行人天橋連接點」；

- (k) 「永久車輛通道」及「車輛通道」，於公契圖則DMC-01顯示（圖則經「認可人士」或其代表核證為真實）；
- (l) 於公契圖則DMC-12的上層天台平面圖顯示位於A座上層天台供平台及會所使用的緊急發電機房，以及往返A座上層天台及天台的相鄰樓梯，於公契圖則DMC-12的天台平面圖及上層天台平面圖顯示(圖則經「認可人士」或其代表核證為真實)；
- (m) 所有在公契圖則以橙色及橙色加黑點顯示的「屋苑」部份及範圍（圖則經「認可人士」或其代表核證為真實）；
- (n) 由「首位業主」在任何時候按照公契條款召開的「業主」會議中通過的「業主」決議指定用作「屋苑公用地方」的該等「屋苑」額外地方及範圍，

但（為免存疑）不包括「住宅公用地方」及「停車場公用地方」。

「**屋苑公用設施**」指擬供「屋苑」整體，而並非只供其任何個別部份，予所有「期數」中的「單位」「業主」及「佔用人」，受制於公契條款，與「屋苑」所有其他「單位」「業主」及「佔用人」共用及享用的設施，包括但不限於污水管、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、機器及機械和其他類似的裝置、設施或服務、變壓房及其相關設施(包括但不限於電纜拉槽/電纜槽和與之相關的電纜管道)、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，及由「首位業主」在任何時候按照公契條款召開的「業主」會議中通過的「業主」決議指定用作「屋苑公用設施」的該等「屋苑」額外裝置及設施，但(為免存疑)不包括「住宅公用設施」及「停車場公用設施」。為免存疑，由電訊及廣播(如有)供應商所作出及其擁有的裝置並不構成「屋苑公用設施」一部份。

「**住宅公用地方與設施**」統指「住宅公用地方」及「住宅公用設施」。

「**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」，予所有「期數」中的「住宅單位」「業主」及「佔用人」，受制於公契條款，與所有其他「住宅單位」「業主」及「佔用人」共用及享用的「住宅發展」部份，包括：-

- (a) 提供安裝或使用天線廣播分導或電訊網絡設施、電錶箱及電錶房的地方，但構成「屋苑公用地方」之一部份除外；
- (b) 「座」及「屋苑」其他部份（非構成「住宅單位」或「屋苑公用地方」）的外牆(及其包層)，包括：-
 - (1) 在其上的建築鰭片及特色（包括建築特色，儘管其位於「住宅單位」的天台層上面）；及
 - (2) 毗連「住宅單位」的冷氣機平台(包括「住宅單位」旁邊的其百葉窗（如有)), 或A座、B座及C座指定用作安放冷氣機的其他地方(如有)(「住宅單位」的私人冷氣機平台除外)；

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但不包括：-

- (1) 構成相關「住宅單位」一部份的露台、工作平台、平台、天台、私人花園或「空調區」的玻璃/金屬欄杆或扶手；及
- (2) 完全包圍或面向「住宅單位」的玻璃嵌板，及「座」的玻璃幕牆結構之可開啟的部份，而上述玻璃嵌板及可開啟部份應構成有關「住宅單位」一部份。為免存疑，任何構成玻璃幕牆結構一部份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」一部份；
- (c) 「康樂地方及設施」；
- (d) 有蓋園景區；
- (e) 每「座」的電梯大堂；
- (f) 「A座」的穿梭電梯大堂；
- (g) 通行走廊及通行走廊的上蓋，分別於公契圖則DMC-05及DMC-06顯示(圖則經「認可人士」或其代表核證為真實)，僅供識別；
- (h) 「單車停車位」；
- (i) 「上落貨車位」；
- (j) 「訪客停車位」；
- (k) 「綠化範圍」；
- (l) 「行人路」；
- (m) 包圍構成「住宅單位」的私人花園、平台、天台或「空調區」的任何矮牆及欄牆的完全厚度，於圖則以綠色顯示，其用作分隔該私人花園、平台、天台或「空調區」與「屋苑」其他部份；
- (n) 預製外牆(構成任何「住宅單位」一部份除外)；
- (o) 「住宅發展」內「隱蔽排水管道」的通道和工作空間，用以進行認可人士、註冊結構工程師及註冊岩土工程師作業備考APP-93號附錄B附件一規定的閉路電視成像設備檢查，該等「隱蔽排水管道」的通道和工作空間於公契圖則DMC-11、DMC-12、DMC-19、DMC-20、DMC-24、DMC-25、DMC-29、DMC-30、DMC-34及DMC-35以“AWS”標記顯示(圖則經「認可人士」或其代表核證為真實)，僅供識別；
- (p) 「地下渠的維修範圍」；
- (q) 垃圾儲存和材料回收室；
- (r) 緊急發電機房；

- (s) 所有在圖則以綠色、綠色加黑點、綠色加黑色斜線、淺綠色、淺綠色加黑點、紫色，及以紅色虛線顯示的「住宅發展」部份及範圍，圖則經「認可人士」或其代表核證為真實，僅供識別；及
- (t) 由「首位業主」在任何時候按照公契條款召開的「業主」會議中通過的「業主」決議指定用作「住宅發展公用地方」的該等「屋苑」額外地方及範圍，

但(為免存疑)不包括「屋苑公用地方」及「停車場公用地方」。在不影響上述一般性的情況下，位於「第一期」的「住宅公用地方」於公契圖則以綠色、綠色加黑點、綠色加黑色斜線、紫色，及以紅色虛線顯示(圖則經「認可人士」或其代表核證為真實)，僅供識別，而位於「第二期」及「第三期」的「住宅公用地方」於公契圖則以淺綠色及淺綠色加黑點顯示(圖則經「認可人士」或其代表核證為真實)。

「住宅公用設施」指擬供「住宅發展」整體，而並非只供任何「住宅單位」，予所有「期數」中的「住宅單位」「業主」及「佔用人」，受制於公契條款，與所有其他「住宅單位」「業主」及「佔用人」共用及享用的設施，包括但不限於「隱蔽排水管道」、「玻璃欄欄牆」、「地下渠」、升降機、所有電線、電纜、導管、喉管、排水渠、變壓房(如有)及其相關設施(包括但不限於電纜拉槽/電纜槽和與之相關的電纜管道)(如有)、電纜設備及為「住宅發展」整體而並非只供任何個別「住宅單位」提供電力的所有相關設施及輔助電力裝置、設備及設施，及所有專屬「住宅發展」的機電裝置及設備，以及由「首位業主」在任何時候按照公契條款召開的「業主」會議中通過的「業主」決議指定用作「住宅公用設施」的該等「屋苑」額外裝置及設施，但(為免存疑)不包括「屋苑公用設施」及「停車場公用設施」。為免存疑，由電訊及廣播（如有）供應商所作出及其擁有的裝置並不構成「住宅公用設施」一部份。在不影響上述一般性的情況下，「第一期」的「住宅公用設施」指那些提供和安裝在位於「第一期」的「住宅公用地方」的裝置和設施，而「第二期」及「第三期」的「住宅公用設施」指那些提供和安裝在位於「第二期」及「第三期」的「住宅公用地方」的裝置和設施。

「停車場公用地方與設施」統指「停車場公用地方」及「停車場公用設施」。

「停車場公用地方」指擬供 (i)「停車場」整體，而並非只供任何個別「停車位」，予各「停車位」「業主」、「佔用人」及使用者，及(ii)「訪客停車位」的使用者(受制於公契第二附表甲部第四條而使用)，受制於公契條款，與所有其他「停車位」及「訪客停車位」「業主」、「佔用人」及使用者共用及享用的「停車場」地方，包括但不限於排煙口和通風管道，而該等「停車場公用地方」於圖則以靛藍色顯示(圖則經「認可人士」或其代表核證為真實)，及由「首位業主」在任何時候按照公契條款召開的「業主」會議中通過的「業主」決議指定用作「停車場公用地方」該等「屋苑」額外地方，但(為免存疑)不包括「屋苑公用地方」及「住宅公用地方」。

「停車場公用設施」指擬供 (i)「停車位」「業主」、「佔用人」及使用者，及(ii)「訪客停車位」的使用者(受制於公契第二附表甲部第四條而使用)，共用及享用的「停車場」設施，但(為免存疑)不包括「非公用電動車設施」、「屋苑公用設施」及「住宅公用設施」。

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2. 分配予期數的每個住宅物業的不分割份數的數目

座數	樓層	單位	不分割份數
C	地下	1 (有私人花園)	405
		2 (有私人花園)	274
		3 (有私人花園)	272
		5 (有私人花園)	588
		8 (有私人花園)	418
		9 (有私人花園)	272
		10 (有私人花園)	276
		11 (有私人花園)	293
		12 (有私人花園)	198
		15 (有私人花園)	190
		16 (有私人花園)	202
		17 (有私人花園)	240
		18 (有私人花園)	423
		21 (有私人花園)	447
		22 (有私人花園)	260
		23 (有私人花園)	224
		25 (有私人花園)	354

座數	樓層	單位	不分割份數
C	1樓	1 (有露台及工作平台)	406
		2 (有露台及工作平台)	290
		3 (有露台及工作平台)	289
		5 (有露台及工作平台)	428
		6 (有露台及工作平台)	311
		7 (有露台及工作平台)	311
		8 (有露台及工作平台)	425
		9 (有露台及工作平台)	289
		10 (有露台及工作平台)	290
		11 (有露台及工作平台)	302
		12 (有露台)	211
		15 (有露台)	205
		16 (有露台及工作平台)	265
		17 (有露台及工作平台)	267
		18 (有露台及工作平台)	443
		21 (有露台及工作平台)	464
		22 (有露台及工作平台)	277
		23 (有露台及工作平台)	280
		25 (有露台及工作平台)	358

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座數	樓層	單位	不分割份數
C	2樓-3樓、 5樓-12樓、 15樓-21樓	1 (有露台及工作平台)	406
		2 (有露台及工作平台)	290
		3 (有露台及工作平台)	289
		5 (有露台及工作平台)	428
		6 (有露台及工作平台)	311
		7 (有露台及工作平台)	311
		8 (有露台及工作平台)	425
		9 (有露台及工作平台)	289
		10 (有露台及工作平台)	290
		11 (有露台及工作平台)	302
		12 (有露台)	211
		15 (有露台)	205
		16 (有露台及工作平台)	265
		17 (有露台及工作平台)	267
		18 (有露台及工作平台)	319
		19 (有露台及工作平台)	321
		20 (有露台及工作平台)	414
		21 (有露台及工作平台)	300
		22 (有露台及工作平台)	277
		23 (有露台及工作平台)	280
		25 (有露台及工作平台)	358

座數	樓層	單位	不分割份數
C	22樓	1 (有露台、平台及天台)	737
		2 (有露台、平台及天台)	897
		3 (有露台、平台及天台)	893
		5 (有露台、平台及天台)	590
		12 (有露台及天台)	235
		15 (有露台及天台)	220
		16 (有露台、工作平台及天台)	295
		17 (有露台、工作平台及天台)	295
		18 (有露台、工作平台及天台)	333
		19 (有露台、工作平台及天台)	335
		20 (有露台、工作平台及天台)	436
		21 (有露台、工作平台及天台)	314
		22 (有露台、工作平台及天台)	306
		23 (有露台、工作平台及天台)	311
		25 (有露台、工作平台及天台)	383

註：樓層編號不設4樓、13樓及14樓。
發展項目之不分割份數總數為514,000。

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3. 有關發展項目的管理人的委任年期

「管理人」的首屆任期由公契日期起計兩年，其後續任至按公契的條文終止「管理人」的委任為止。

4. 管理開支按甚麼基準在期數中的住宅物業的業主之間分擔

每名「住宅單位」的「業主」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。該應繳的份額比例，應與分配給該「業主」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。分配予每個「住宅單位」的「管理份數」的數目與上述第2段列出的「住宅單位」的「不分割份數」的數目相同。

5. 計算管理費按金的基準

管理費按金相等於「業主」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. 業主在期數中保留作自用的範圍(如有)

不適用。

註：

1. 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。
2. 請查閱公契以了解全部詳情。完整的公契可於售樓處開放時間內免費查閱，並且可支付所需影印費用後取得公契的副本。

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1. The common parts of the development

"Common Areas and Facilities" means collectively the Common Areas and the Common Facilities.

"Common Areas" means collectively the Estate Common Areas, the Residential Common Areas and the Car Park Common Areas, each of which Common Areas shall, where applicable, include those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344).

"Common Facilities" means collectively the Estate Common Facilities, the Residential Common Facilities and the Car Park Common Facilities.

"Estate Common Areas and Facilities" means collectively the Estate Common Areas and the Estate Common Facilities.

"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 part thereof and which are subject to the provisions of the Deed of Mutual Covenant and Management Agreement (the **"DMC"**) and all subsisting rights and rights of way to be used by the Owners and Occupiers of the Units in all Phases in common with all other Owners and Occupiers of the Units in the Estate which said parts include but not limited to:-

- (a) the foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Residential Units;
- (b) areas for the installation or use of aerial broadcast distribution or telecommunications network facilities and the electric meter rooms (EMR) for use by the Estate as a whole save and except those of such areas which form part of the Residential Common Areas;
- (c) office accommodation for watchmen and caretakers provided in accordance with Special Condition No.(17)(a) of the Government Grant which for the purpose of identification only is shown and coloured orange and marked "OFFICE ACCOMMODATION FOR WATCHMEN AND CARETAKERS" on "Plan No.DMC-03", "Plan No.DMC-14" and "Plan No.DMC-15" of the Plans and the accuracy of which is certified by or on behalf of the Authorized Person;
- (d) quarters for watchmen and caretakers provided in accordance with Special Condition No.(18)(a) of the Government Grant which for the purpose of identification only is shown and coloured orange and marked "QUARTERS FOR WATCHMEN AND CARETAKERS" on "Plan No.DMC-13" of the Plans and the accuracy of which is certified by or on behalf of the Authorized Person;
- (e) counters, kiosks, stores, guard rooms and lavatories for watchmen and management staff;
- (f) office for the use of the Owners' Corporation/Owners' Committee provided in accordance with Special Condition No.(19)(a) of the Government Grant which for the purpose of identification only is shown and coloured orange and marked "OWNERS' CORPORATION/OWNERS' COMMITTEE OFFICE" on "Plan No.DMC-13" of the Plans and the accuracy of which is certified by or on behalf of the Authorized Person;

- (g) refuse collection vehicles spaces, parking for sewage treatment plant, and circulation and manoeuvring spaces;
- (h) the sewage disposal system including any ancillary sewage holding tanks and pumps referred to in Special Condition No.(52)(f) of the Government Grant, including the sewage treatment plant;
- (i) the Pedestrian Walkway;
- (j) the Footbridge Connections;
- (k) the Permanent Vehicular Access and the Vehicular Access, which for the purpose of identification only are respectively shown on Plan No.DMC-01 of the Plans, and the accuracy of which is certified by or on behalf of the Authorized Person;
- (l) the emergency generator room for podium and Club House located on the Upper Roof Floor in Tower A shown in the Upper Roof Floor Plan on "Plan No.DMC-12" and the adjacent staircase leading to and from the Upper Roof Floor and the Roof Floor in Tower A shown in the Roof Floor Plan and the Upper Roof Floor Plan on "Plan No.DMC-12" of the Plans and the accuracy of which is certified by or on behalf of the Authorized Person;
- (m) all those parts and areas of the Estate which for the purpose of identification only are shown and coloured orange, orange stippled black on the Plans and the accuracy of which is certified by or on behalf of the Authorized Person; and
- (n) such additional parts and areas of the Estate as may at any time be designated as Estate Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the DMC,

BUT (for the avoidance of doubt) excluding the Residential Common Areas and the Car Park Common Areas.

"Estate Common Facilities" means all those facilities intended for the common use and benefit of the Estate as a whole and not just any particular part thereof which are subject to the provisions of the DMC to be used by the Owners and Occupiers of the Units in all Phases in common with all other Owners and Occupiers of the Units in the Estate and includes but is not limited to sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services, the transformer rooms and the associated facilities (including but not limited to cable draw-pits / cable trough and cable ducts relating thereto), the 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 subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the DMC BUT (for the avoidance of doubt) excluding the Residential Common Facilities and the Car Park Common Facilities. For the avoidance of doubt, those installations made by and belonging to the provider(s) of the telecommunications and broadcasting services (if any) shall not form parts of the Estate Common Facilities.

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SUMMARY OF DEED OF MUTUAL COVENANT

"Residential Common Areas and Facilities" means collectively the Residential Common Areas and the Residential Common Facilities.

"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 DMC to be used by the Owners and Occupiers of the Residential Units in all Phases in common with all other Owners and Occupiers of the Residential Units and shall include:-

- (a) areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, the electric meter cabinets (EMC) and the electric meter rooms (EMR) save and except those of such areas which form part of the Estate Common Areas;
- (b) the external walls (and the claddings thereof) of the Towers and other parts of the Estate not forming part of the Residential Units or the Estate Common Areas including:-
 - (1) the architectural features and fins thereon (including architectural features notwithstanding they are located above roof floors of the Residential Units); and
 - (2) the air-conditioner (AC) 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 in Tower A, Tower B and Tower C,

BUT excluding:-

- (1) the glass / metal balustrades or railings of the balconies, utility platforms, flat roofs, roofs, private gardens or Areas for Air-Conditioning which form parts of the relevant Residential Units; and
- (2) such pieces of glass panels wholly enclosing or fronting a Residential Unit and the openable parts of the curtain wall structures of the Towers which said glass panels and openable parts shall form parts of the relevant Residential Units and for the avoidance of doubt, any glass panel forming part of the curtain wall structures that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas;
- (c) the Recreational Areas and Facilities;
- (d) the covered landscape areas;
- (e) lift lobby of each of the Towers;
- (f) the shuttle lifts lobbies in Tower A;
- (g) the passage link and the cover of passage link, which for the purpose of identification only are respectively shown on "Plan No.DMC-05" and "Plan No.DMC-06" of the Plans and the accuracy of which is certified by or on behalf of the Authorized Person;
- (h) the Bicycle Parking Spaces;

- (i) the Loading and Unloading Spaces;
- (j) the Visitors' Parking Spaces;
- (k) the Greenery Area;
- (l) the Pedestrian Link;
- (m) the entire thickness of any parapet and any fence wall enclosing a private garden, flat roof, roof or Areas for Air-Conditioning held with and forming part of the Residential Unit as shown and coloured green on the Plans separating that private garden, flat roof, roof or Areas for Air-Conditioning from other part(s) of the Estate;
- (n) the prefabricated external walls (other than such part forming a part of any Residential Unit);
- (o) the access and working space of the Concealed Drainage Pipes of the Residential Development for conducting closed-circuit television ("CCTV") imaging device inspection required in Annex 1 of Appendix B of Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers No. APP-93, which for the purpose of identification only such access and working space of the Concealed Drainage Pipes are respectively shown and marked "AWS" "Plan No.DMC-11", "Plan No.DMC-12", "Plan No.DMC-19", "Plan No.DMC-20", "Plan No.DMC-24", "Plan No. DMC-25", "Plan No.DMC-29", "Plan No.DMC-30", "Plan No.DMC-34" and "Plan No.DMC-35" of the Plans and the accuracy of which is certified by or on behalf of the Authorized Person;
- (p) the Maintenance Areas of Underground Pipes;
- (q) the refuse storage and material recovery rooms (RS&MRR);
- (r) the emergency generator rooms;
- (s) all those parts and areas of the Residential Development which for the purpose of identification only are shown and coloured green, green stippled black, green hatched black, light green, light green stippled black and violet and also shown by red broken lines on the Plans and the accuracy of which is certified by or on behalf of the Authorized Person; and
- (t) such additional parts and areas of the Estate as may at any time be designated as Residential Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the DMC,

BUT (for the avoidance of doubt) excluding the Estate Common Areas and the Car Park Common Areas. Without affecting the generality of the foregoing and for the purpose of identification only, the Residential Common Areas in Phase 1 are shown and coloured green, green stippled black, green hatched black, violet and also shown by red broken lines on the Plans and the accuracy of which is certified by or on behalf of the Authorized Person and the Residential Common Areas in Phase 2 and Phase 3 are shown and coloured light green and light green stippled black on the Plans and the accuracy of which is certified by or on behalf of the Authorized Person.

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"Residential Common Facilities" means all those facilities 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 DMC to be used by all Owners and Occupiers of the Residential Units in all Phases in common with all other Owners and Occupiers of the Residential Units and includes but not limited to the Concealed Drainage Pipes, the Glass Fence Walls, the Underground Pipes, the lifts, all wires, cables, ducts, pipes, drains, the transformer room (if any) and the associated facilities (including but not limited to cable draw-pits / cable trough and cable ducts relating thereto) (if any), cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Residential Development as a whole and not just any particular Residential Unit 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 subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the DMC BUT (for the avoidance of doubt) excluding the Estate Common Facilities and the Car Park Common Facilities. For the avoidance of doubt, those installations made by and belonging to the provider(s) of the telecommunications and broadcasting services (if any) shall not form parts of the Residential Common Facilities. Without affecting the generality of the foregoing, the Residential Common Facilities in Phase 1 are those installations and facilities provided and installed within the Residential Common Areas in Phase 1 and the Residential Common Facilities in Phase 2 and Phase 3 are those installations and facilities provided and installed within the Residential Common Areas in Phase 2 and Phase 3.

"Car Park Common Areas and Facilities" means collectively the Car Park Common Areas and the Car Park Common Facilities.

"Car Park Common Areas" means all those areas of the Car Park intended for the common use and benefit of (i) the Car Park as a whole and not just any particular Parking Space which are subject to the provisions of the DMC to be used by each Owner, Occupier and user of the Parking Spaces, and (ii) the users of the Visitors' Parking Spaces subject to Clause 4 of Part A of Second Schedule of the DMC, in common with all other Owners, Occupiers and users of such Parking Spaces and the Visitors' Parking Spaces, including but not limited to smoke outlet and vent duct which for the purpose of identification only are shown and coloured indigo on the Plans and the accuracy of which is certified by or on behalf of the Authorized Person and such additional areas of the Estate as may at any time be designated as Car Park Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the DMC BUT (for the avoidance of doubt) excluding the Estate Common Areas and the Residential Common Areas.

"Car Park Common Facilities" means all those facilities of the Car Park intended for the common use and benefit of (i) the Owners, Occupiers and users of the Parking Spaces, and (ii) the users of the Visitors' Parking Spaces subject to Clause 4 of Part A of Second Schedule of the DMC, BUT (for the avoidance of doubt) excluding the Non-Common EV Facilities, the Estate Common Facilities and the Residential Common Facilities.

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

Tower	Floor	Flat	Undivided Shares
C	G/F	1 (with Private Garden)	405
		2 (with Private Garden)	274
		3 (with Private Garden)	272
		5 (with Private Garden)	588
		8 (with Private Garden)	418
		9 (with Private Garden)	272
		10 (with Private Garden)	276
		11 (with Private Garden)	293
		12 (with Private Garden)	198
		15 (with Private Garden)	190
		16 (with Private Garden)	202
		17 (with Private Garden)	240
		18 (with Private Garden)	423
		21 (with Private Garden)	447
		22 (with Private Garden)	260
		23 (with Private Garden)	224
		25 (with Private Garden)	354

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Tower	Floor	Flat	Undivided Shares
C	1/F	1 (with Balcony and Utility Platform)	406
		2 (with Balcony and Utility Platform)	290
		3 (with Balcony and Utility Platform)	289
		5 (with Balcony and Utility Platform)	428
		6 (with Balcony and Utility Platform)	311
		7 (with Balcony and Utility Platform)	311
		8 (with Balcony and Utility Platform)	425
		9 (with Balcony and Utility Platform)	289
		10 (with Balcony and Utility Platform)	290
		11 (with Balcony and Utility Platform)	302
		12 (with Balcony)	211
		15 (with Balcony)	205
		16 (with Balcony and Utility Platform)	265
		17 (with Balcony and Utility Platform)	267
		18 (with Balcony and Utility Platform)	443
		21 (with Balcony and Utility Platform)	464
		22 (with Balcony and Utility Platform)	277
		23 (with Balcony and Utility Platform)	280
		25 (with Balcony and Utility Platform)	358

Tower	Floor	Flat	Undivided Shares
C	2/F-3/F, 5/F-12/F & 15/F-21/F	1 (with Balcony and Utility Platform)	406
		2 (with Balcony and Utility Platform)	290
		3 (with Balcony and Utility Platform)	289
		5 (with Balcony and Utility Platform)	428
		6 (with Balcony and Utility Platform)	311
		7 (with Balcony and Utility Platform)	311
		8 (with Balcony and Utility Platform)	425
		9 (with Balcony and Utility Platform)	289
		10 (with Balcony and Utility Platform)	290
		11 (with Balcony and Utility Platform)	302
		12 (with Balcony)	211
		15 (with Balcony)	205
		16 (with Balcony and Utility Platform)	265
		17 (with Balcony and Utility Platform)	267
		18 (with Balcony and Utility Platform)	319
		19 (with Balcony and Utility Platform)	321
		20 (with Balcony and Utility Platform)	414
		21 (with Balcony and Utility Platform)	300
		22 (with Balcony and Utility Platform)	277
		23 (with Balcony and Utility Platform)	280
		25 (with Balcony and Utility Platform)	358

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Tower	Floor	Flat	Undivided Shares
C	22/F	1 (with Balcony, Flat Roof and Roof)	737
		2 (with Balcony, Flat Roof and Roof)	897
		3 (with Balcony, Flat Roof and Roof)	893
		5 (with Balcony, Flat Roof and Roof)	590
		12 (with Balcony and Roof)	235
		15 (with Balcony and Roof)	220
		16 (with Balcony, Utility Platform and Roof)	295
		17 (with Balcony, Utility Platform and Roof)	295
		18 (with Balcony, Utility Platform and Roof)	333
		19 (with Balcony, Utility Platform and Roof)	335
		20 (with Balcony, Utility Platform and Roof)	436
		21 (with Balcony, Utility Platform and Roof)	314
		22 (with Balcony, Utility Platform and Roof)	306
		23 (with Balcony, Utility Platform and Roof)	311
		25 (with Balcony, Utility Platform and Roof)	383

Note: In the numbering of floors, 4/F, 13/F and 14/F are omitted.
The total number of Undivided Shares of the Development is 514,000.

3. Term of years for which the manager of the development is appointed

The Manager will be appointed for a term of two (2) years from the date of the DMC. The appointment is to be continued thereafter until termination of the Manager’s appointment in accordance with the provisions of the DMC.

4. Basis on which the management expenses are shared among the owners of residential properties in the Phase

The Owner of each Residential Unit shall pay 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. The number of Management Units allocated to a Residential Unit is the same as the number of Undivided Shares as set out in paragraph 2 above.

5. Basis on which the management fees deposit is fixed

The management fee deposit is equivalent to 3 months’ management contribution based on the first annual Management Budget payable by the Owner in respect of his Unit.

6. Area (if any) in the Phase retained by the owner (i.e. the Vendor) for its own use

Not applicable.

Notes:

1. 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 DMC.
2. For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopying charges. .