

14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部份

「停車場公用地方」指提供 (i) 停車場整體而並非只供任何個別停車位受制於公契條款供業主，佔用人及使用者而使用，及 (ii) 受制於公契第二附表甲部第四條而使用訪客停車位及傷殘人士停車位的使用者使用，公用及共享的停車場部份，可與所有其他停車位，訪客停車位及傷殘人士停車位之擁有人，佔用人及使用者共用的該等部份，而該等停車場公用地方於公契所夾附的圖則以藍色顯示，及由首位擁有人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的其他屋苑額外地方，但(為免存疑)並不包括屋苑公用地方及住宅公用地方。

「停車場公用地方與設施」統指停車場公用地方與停車場公用設施。

「停車場公用電動車設施」指現已或將會於停車場公用地方內安裝供 (i) 停車位之業主，佔用人及使用者，及 (ii) 受制於公契第二附表甲部第四條而使用訪客停車位及傷殘人士停車位的使用者，公用及共享的電動車或電動電單車充電或作相關用途的所有該等設施，包括但不限於管道，線槽，充電站和其他相關的電力或其他裝置等，但（為免存疑）並不包括非公用電動車設施及住宅公用電動車設施。

「停車場公用設施」指提供 (i) 停車位之業主，佔用人及使用者，及 (ii) 受制於公契第二附表甲部第四條而使用訪客停車位及傷殘人士停車位的使用者，公用及共享的停車場設施，包括但不限於停車場公用電動車設施，但(為免存疑)並不包括非公用電動車設施，屋苑公用設施及住宅公用設施。

「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，就每個公用地方，在適用的情況下包括《建築物管理條例》(第344章)附表1所列舉的適當及相關公用部份。

「公用地方與設施」統指公用地方與公用設施。

「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」指提供屋苑整體而並非只供任何個別單位公用及共享的屋苑部份，受制於公契條款及所有現存的權利及通行權，所有期數中的單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份，當中包括但不限於：-

- (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(包括於公契所夾附的圖則以“(UNEXCAVATED)”標記的範圍)；
- (b) 該地段內於公契所夾附的圖則以黃色加黑虛線顯示的斜坡及護土牆部份；
- (c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方但構成住宅公用地方之一部份的範圍除外；
- (d) 公契所夾附的圖則以黃色加黑斜線顯示的渠務專用範圍部份；
- (e) 根據批地文件特別批地條款第(19)(a)條提供的看更及管理員的辦公設施，於公契所夾附的圖則以“OFFICE ACCOMMODATION FOR WATCHMEN AND MANAGEMENT STAFF”標記顯示；
- (f) 根據批地文件特別批地條款第(20)(a)條提供的看更及管理員的宿舍，於公契所夾附的圖則以“CARETAKER'S QUARTERS”標記顯示；

- (g) 提供予看更及管理員工的櫃枱，亭，士多，看守員房間，洗水間；
- (h) 根據批地文件特別批地條款第(21)(a)條提供予業主立案法團或業主委員會使用的辦事處，於公契所夾附的圖則以“OWNER'S COMMITTEE OFFICE”標記顯示；
- (i) 垃圾車車位，流動及迴旋位；
- (j) 於公契所夾附的圖則以“REFUSE STORAGE MATERIAL RECOVERY CHAMBER”標記顯示的垃圾及物料回收室地方；
- (k) 額外車輛通道位於的範圍或額外車輛通道（根據情況而定）；
- (l) 擴展車道位於的範圍或擴展車道（根據情況而定）；
- (m) 所有在附於公契所夾附的圖則上以黃色，黃色加黑斜線及黃色加黑虛線顯示的屋苑部份及範圍；及
- (n) 由首位擁有人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其他屋苑額外地方及範圍，

但(為免存疑)並不包括住宅公用地方及停車場公用地方。

「屋苑公用地方與設施」統指屋苑公用地方與屋苑公用設施。

「屋苑公用設施」指提供屋苑整體而並非只供任何個別部份公用及共享的設施，受制於公契條款，所有期數中的單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，當中包括但不限於該地段及屋苑內的改道公用服務設施部份(如有的話)，該地段及屋苑內的現存雨水渠部份(如有的話)，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，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其他屋苑額外裝置及設施，但(為免存疑)並不包括住宅公用設施及停車場公用設施。

「住宅公用地方」指提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份，受制於公契條款，所有期數中的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份，當中包括：-

- (a) 提供安裝或使用天線廣播分導或電訊網絡設施的地方但構成屋苑公用地方之一部份除外；
- (b) 並非屬於住宅單位或屋苑公用地方的座及屋苑其他部份的外牆包括：-
 - (1) 在其上的建築簷片及特色(包括於構成住宅單位一部份的私人平台，私人天台或私人花園上根據並顯示於建築圖則的建築特色，該建築特色於公契所夾附的圖則以“A.F.”標記顯示)；及
 - (2) 毗連住宅單位的冷氣機平台(包括其百葉窗(如有的話))，或指定用作安放冷氣機的其他地方(如有的話)；但不包括：-
 - (1) 構成相關住宅單位一部份的露台，工作平台，私人平台，私人天台或私人花園的玻璃/金屬欄杆或欄杆；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可開啟的部份，而上述玻璃嵌板及可開啟部份屬於有關住宅單位的部份，而為免存疑，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的一部份；

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- (c) 康樂地方及設施；
 - (d) 有蓋園景區；
 - (e) 每座電梯大堂；
 - (f) 消防電梯大堂；
 - (g) 單車停車位；
 - (h) 貨車上落客貨車位；
 - (i) 訪客停車位；
 - (j) 傷殘人士停車位；
 - (k) 綠化範圍；
 - (l) 於公契所夾附的圖則以綠色加黑斜線顯示的渠務專用範圍部份；
 - (m) 作為分隔開構成住宅單位一部份的私人花園，私人平台或私人天台及屋苑其他部份而包圍該私人花園，私人平台或私人天台的任何矮牆及欄牆的完全厚度，於公契所夾附的圖則以綠色顯示；
 - (n) 所有在附於公契所夾附的圖則上以綠色，綠色加黑點，綠色加黑斜線及綠色加交叉黑斜線顯示的住宅發展部份及範圍；及
 - (o) 由首位擁有人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其他屋苑額外地方及範圍，
- 但(為免存疑)並不包括屋苑公用地方及停車場公用地方。

「住宅公用地方與設施」統指住宅公用地方與住宅公用設施。

「住宅公用電動車設施」指供訪客停車位及傷殘人士停車位的使用者停泊電動車充電或作相關用途的所有該等設施，而該等設施包括但不限於電線，電纜，電表，底盒，插座，鎖，面蓋及其他保安及/或保護裝置，設備，儀器和其他相關的電力或其他裝置等，但(為免存疑)並不包括非公用電動車設施及停車場公用電動車設施。

「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設施，受制於公契條款，所有期數中的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，當中包括但不限於住宅公用電動車設施，構成噪音消減措施一部份的隔聲鰭及隔音屏障，升降機，所有電線，電纜，導管，喉管，排水渠，變壓房，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，以及由首位擁有人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其他屋苑額外裝置及設施，但(為免存疑)並不包括屋苑公用設施及停車場公用設施。再為免存疑，由電訊及廣播(如有的話)供應商所作出及屬於其的裝置並不構成住宅公用設施一部份。為免存疑，構成住宅公用設施一部份的隔聲鰭於公契所夾附的圖則以“ACOUSTIC FIN”標記顯示而構成住宅公用設施一部份的隔音屏障於公契所夾附的圖則以綠色及標記“NOISE BARRIER”顯示。

2. 分配予期數中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 |
|----|----|------------|-------------|
| 3 | 地下 | 03 (有私人花園) | 277/560,000 |
| | | 05 (有私人花園) | 267/560,000 |
| | | 06 (有私人花園) | 267/560,000 |
| | | 07 (有私人花園) | 269/560,000 |
| | | 08 (有私人花園) | 267/560,000 |
| | | 09 (有私人花園) | 269/560,000 |
| | | 10 (有私人花園) | 405/560,000 |
| | | 11 (有私人花園) | 184/560,000 |
| | | 12 (有私人花園) | 344/560,000 |
| | | 15 (有私人花園) | 184/560,000 |
| | | 16 (有私人花園) | 431/560,000 |
| | | 17 (有私人花園) | 303/560,000 |
| | | 18 (有私人花園) | 307/560,000 |
| | | 19 (有私人花園) | 439/560,000 |
| | | 20 (有私人花園) | 192/560,000 |
| | | 21 (有私人花園) | 291/560,000 |

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| 座數 | 樓層 | 單位 | 不分割份數 |
|----|------|------------|-------------|
| 3 | 高層地下 | 01 (有私人花園) | 519/560,000 |
| | | 03 (有露台) | 283/560,000 |
| | | 05 (有露台) | 269/560,000 |
| | | 06 (有露台) | 269/560,000 |
| | | 07 (有露台) | 269/560,000 |
| | | 08 (有露台) | 269/560,000 |
| | | 09 (有露台) | 270/560,000 |
| | | 10 (有露台) | 414/560,000 |
| | | 11 (有露台) | 195/560,000 |
| | | 12 (有露台) | 340/560,000 |
| | | 15 (有露台) | 192/560,000 |
| | | 16 (有露台) | 433/560,000 |
| | | 17 (有露台) | 323/560,000 |
| | | 18 (有露台) | 317/560,000 |
| | | 19 (有露台) | 452/560,000 |
| | | 20 (有露台) | 336/560,000 |
| | | 21 (有露台) | 293/560,000 |
| | | 23 (有私人花園) | 320/560,000 |
| | | 25 (有私人花園) | 318/560,000 |
| | | 26 (有私人花園) | 295/560,000 |
| | | 27 (有私人花園) | 293/560,000 |

| 座數 | 樓層 | 單位 | 不分割份數 |
|----|----|----------|-------------|
| 3 | 1樓 | 01 (有露台) | 509/560,000 |
| | | 03 (有露台) | 283/560,000 |
| | | 05 (有露台) | 269/560,000 |
| | | 06 (有露台) | 269/560,000 |
| | | 07 (有露台) | 269/560,000 |
| | | 08 (有露台) | 269/560,000 |
| | | 09 (有露台) | 270/560,000 |
| | | 10 (有露台) | 414/560,000 |
| | | 11 (有露台) | 195/560,000 |
| | | 12 (有露台) | 340/560,000 |
| | | 15 (有露台) | 192/560,000 |
| | | 16 (有露台) | 433/560,000 |
| | | 17 (有露台) | 323/560,000 |
| | | 18 (有露台) | 317/560,000 |
| | | 19 (有露台) | 452/560,000 |
| | | 20 (有露台) | 336/560,000 |
| | | 21 (有露台) | 290/560,000 |
| | | 23 (有露台) | 323/560,000 |
| | | 25 (有露台) | 320/560,000 |
| | | 26 (有露台) | 298/560,000 |
| | | 27 (有露台) | 298/560,000 |

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| 座數 | 樓層 | 單位 | 不分割份數 |
|----|----------------------|----------|-------------|
| 3 | 2樓-3樓 及 5樓-12樓 | 01 (有露台) | 508/560,000 |
| | | 02 (有露台) | 440/560,000 |
| | | 03 (有露台) | 269/560,000 |
| | | 05 (有露台) | 269/560,000 |
| | | 06 (有露台) | 269/560,000 |
| | | 07 (有露台) | 269/560,000 |
| | | 08 (有露台) | 269/560,000 |
| | | 09 (有露台) | 270/560,000 |
| | | 10 (有露台) | 414/560,000 |
| | | 11 (有露台) | 195/560,000 |
| | | 12 (有露台) | 340/560,000 |
| | | 15 (有露台) | 192/560,000 |
| | | 16 (有露台) | 433/560,000 |
| | | 17 (有露台) | 323/560,000 |
| | | 18 (有露台) | 317/560,000 |
| | | 19 (有露台) | 452/560,000 |
| | | 20 (有露台) | 336/560,000 |
| | | 21 (有露台) | 289/560,000 |
| | | 22 (有露台) | 321/560,000 |
| | | 23 (有露台) | 317/560,000 |
| | | 25 (有露台) | 320/560,000 |
| | | 26 (有露台) | 298/560,000 |
| | | 27 (有露台) | 298/560,000 |

備註：不設4樓、13樓及14樓。

| 座數 | 樓層 | 單位 | 不分割份數 |
|----|---------|----------|-------------|
| 3 | 15樓-18樓 | 01 (有露台) | 508/560,000 |
| | | 02 (有露台) | 440/560,000 |
| | | 03 (有露台) | 269/560,000 |
| | | 05 (有露台) | 269/560,000 |
| | | 06 (有露台) | 269/560,000 |
| | | 07 (有露台) | 269/560,000 |
| | | 08 (有露台) | 269/560,000 |
| | | 09 (有露台) | 270/560,000 |
| | | 10 (有露台) | 414/560,000 |
| | | 11 (有露台) | 195/560,000 |
| | | 12 (有露台) | 340/560,000 |
| | | 15 (有露台) | 192/560,000 |
| | | 16 (有露台) | 433/560,000 |
| | | 17 (有露台) | 323/560,000 |
| | | 18 (有露台) | 317/560,000 |
| | | 19 (有露台) | 452/560,000 |
| | | 20 (有露台) | 336/560,000 |
| | | 21 (有露台) | 289/560,000 |
| | | 22 (有露台) | 321/560,000 |
| | | 23 (有露台) | 317/560,000 |
| | | 25 (有露台) | 320/560,000 |
| | | 26 (有露台) | 298/560,000 |
| | | 27 (有露台) | 298/560,000 |

備註：不設4樓、13樓及14樓。

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| 座數 | 樓層 | 單位 | 不分割份數 |
|----|-----|--------------------|---------------|
| 3 | 19樓 | 01 (有露台及私人天台) | 551/560,000 |
| | | 02 (有露台及私人天台) | 476/560,000 |
| | | 03 (有露台及私人天台) | 291/560,000 |
| | | 05 (有露台及私人天台) | 287/560,000 |
| | | 06 (有露台及私人天台) | 284/560,000 |
| | | 07 (有露台及私人天台) | 284/560,000 |
| | | 08 (有露台及私人天台) | 284/560,000 |
| | | 09 (有露台及私人天台) | 283/560,000 |
| | | 10 (有露台，私人平台及私人天台) | 1,327/560,000 |
| | | 11 (有露台，私人平台及私人天台) | 1,179/560,000 |
| | | 21 (有露台及私人天台) | 307/560,000 |
| | | 22 (有露台及私人天台) | 341/560,000 |
| | | 23 (有露台及私人天台) | 332/560,000 |
| | | 25 (有露台及私人天台) | 335/560,000 |
| | | 26 (有露台及私人天台) | 317/560,000 |
| | | 27 (有露台及私人天台) | 326/560,000 |

| 座數 | 樓層 | 單位 | 不分割份數 |
|----|------|------------|-------------|
| 5 | 高層地下 | 01 (有私人花園) | 398/560,000 |
| | | 02 (有私人花園) | 325/560,000 |
| | | 06 (有私人花園) | 279/560,000 |
| | | 07 (有私人花園) | 202/560,000 |
| | | 08 (有私人花園) | 192/560,000 |
| | | 09 (有私人花園) | 389/560,000 |
| | | 10 (有私人花園) | 194/560,000 |
| | | 11 (有私人花園) | 187/560,000 |
| | | 12 (有私人花園) | 184/560,000 |
| | | 15 (有私人花園) | 190/560,000 |
| | | 16 (有私人花園) | 371/560,000 |
| | 1樓 | 01 (有露台) | 391/560,000 |
| | | 02 (有露台) | 328/560,000 |
| | | 06 (有露台) | 289/560,000 |
| | | 07 (有露台) | 300/560,000 |
| | | 08 (有露台) | 196/560,000 |
| | | 09 (有露台) | 377/560,000 |
| | | 10 (有露台) | 199/560,000 |
| | | 11 (有露台) | 197/560,000 |
| | | 12 (有露台) | 192/560,000 |
| | | 15 (有露台) | 199/560,000 |
| | | 16 (有露台) | 364/560,000 |

14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

| 座數 | 樓層 | 單位 | 不分割份數 |
|----|----------------------|----------|-------------|
| 5 | 2樓-3樓 及 5樓-12樓 | 01 (有露台) | 391/560,000 |
| | | 02 (有露台) | 322/560,000 |
| | | 03 (有露台) | 394/560,000 |
| | | 05 (有露台) | 292/560,000 |
| | | 06 (有露台) | 282/560,000 |
| | | 07 (有露台) | 300/560,000 |
| | | 08 (有露台) | 196/560,000 |
| | | 09 (有露台) | 377/560,000 |
| | | 10 (有露台) | 199/560,000 |
| | | 11 (有露台) | 197/560,000 |
| | | 12 (有露台) | 192/560,000 |
| | | 15 (有露台) | 199/560,000 |
| | | 16 (有露台) | 364/560,000 |

備註：不設4樓、13樓及14樓。

| 座數 | 樓層 | 單位 | 不分割份數 |
|----|---------|----------|-------------|
| 5 | 15樓-18樓 | 01 (有露台) | 391/560,000 |
| | | 02 (有露台) | 322/560,000 |
| | | 03 (有露台) | 394/560,000 |
| | | 05 (有露台) | 292/560,000 |
| | | 06 (有露台) | 282/560,000 |
| | | 07 (有露台) | 300/560,000 |
| | | 08 (有露台) | 196/560,000 |
| | | 09 (有露台) | 377/560,000 |
| | | 10 (有露台) | 199/560,000 |
| | | 11 (有露台) | 197/560,000 |
| | | 12 (有露台) | 192/560,000 |
| | | 15 (有露台) | 199/560,000 |
| | | 16 (有露台) | 364/560,000 |

備註：不設4樓、13樓及14樓。

14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

| 座數 | 樓層 | 單位 | 不分割份數 |
|----|-----|-----------------|-------------|
| 5 | 19樓 | 01 (有私人平台及私人天台) | 944/560,000 |
| | | 05 (有露台及私人天台) | 312/560,000 |
| | | 06 (有露台及私人天台) | 299/560,000 |
| | | 07 (有露台及私人天台) | 318/560,000 |
| | | 08 (有露台及私人天台) | 202/560,000 |
| | | 09 (有露台及私人天台) | 404/560,000 |
| | | 10 (有露台及私人天台) | 211/560,000 |
| | | 11 (有露台及私人天台) | 204/560,000 |
| | | 12 (有露台及私人天台) | 199/560,000 |
| | | 15 (有露台及私人天台) | 206/560,000 |
| | | 16 (有露台及私人天台) | 408/560,000 |

3. 有關期數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管理人的委任為止。

4. 管理開支按什麼基準在期數中的住宅物業的擁有人之間分擔

每名住宅單位業主應按照公契訂明的方式、金額和比例，根據其住宅單位的管理份數和公契列明的準則，分擔期數的管理開支。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

管理費按金相等於擁有人就其單位按首個年度管理預算案釐定而須繳的三個月管理費。

6. 擁有人在期數中保留作自用的範圍（如有的話）

不適用。

註:

- 1. 除本售樓說明書另有定義外，本公契的摘要中使用的定義詞語具有其在公契中的相同涵義。
- 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。

1 4. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

1. The common parts of the development

"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 Deed of Mutual Covenant to be used by each Owner, Occupier and user of the Parking Spaces, and (ii) the users of the Visitors' Parking Spaces and the Residential Parking Spaces for the Disabled subject to Clause 4 of Part A of Second Schedule, in common with all other Owners, Occupiers and users of such Parking Spaces, the Visitors' Parking Spaces and the Residential Parking Spaces for the Disabled which Car Park Common Areas are shown and coloured indigo on the plans annexed to the Deed of Mutual Covenant 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 Deed of Mutual Covenant BUT (for the avoidance of doubt) excluding the Estate Common Areas and the Residential Common Areas.

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

"Car Park Common EV Facilities" means all such facilities installed or to be installed within the Car Park Common Areas for the purpose of or in relation to the charging of electric motor vehicles or electric motor cycles including but not limited to the ducts, trunking, charging posts and such other electrical or other installations or otherwise for or in relation to such purpose 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 and the Residential Parking Spaces for the Disabled subject to Clause 4 of Part A of Second Schedule, BUT (for the avoidance of doubt) excluding the Non-Common EV Facilities and the Residential Common EV Facilities.

"Car Park Common Facilities" means all those facilities of the Car Park, including but not limited to the Car Park Common EV Facilities, 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 and the Residential Parking Spaces for the Disabled subject to Clause 4 of Part A of Second Schedule, BUT (for the avoidance of doubt) excluding the Non-Common EV Facilities, the Estate Common Facilities and the Residential 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 Areas and Facilities" means collectively the Common Areas and the Common Facilities.

"Common Facilities" means collectively the Estate Common Facilities, the Residential Common Facilities and the Car Park 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 Unit 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 the Owners and Occupiers of the Units in all Phases in common with all other Owners and Occupiers of the Estate which said parts include but not limited to:-

- (a) the foundations, columns, beams, slabs and other structural supports and elements (including the areas marked "(UNEXCAVATED)" on the plans annexed to the Deed of Mutual Covenant) that do not belong to or form part of the Residential Units;
- (b) such parts the Slopes and Retaining Walls within the Lot as shown and coloured yellow dashed black on the plan annexed to the Deed of Mutual Covenant;
- (c) areas for the installation or use of aerial broadcast distribution or telecommunications network facilities save and except those of such areas which form part of the Residential Common Areas;
- (d) such parts of the Drainage Reserve Area as shown and coloured yellow hatched black on the plans annexed to the Deed of Mutual Covenant;
- (e) office accommodation for watchmen and caretakers provided in accordance with Special Condition No.(19)(a) of the Government Grant as shown and marked "OFFICE ACCOMMODATION FOR WATCHMEN AND MANAGEMENT STAFF" on the plan annexed to the Deed of Mutual Covenant;
- (f) quarters for watchmen and caretakers provided in accordance with Special Condition No.(20)(a) of the Government Grant as shown and marked "CARETAKER'S QUARTERS" on the plan annexed to the Deed of Mutual Covenant;
- (g) counters, kiosks, stores, guard rooms and lavatories for watchmen and management staff;
- (h) office for the use of the Owners' Corporation or the Owners' Committee provided in accordance with Special Condition No.(21)(a) of the Government Grant as shown and marked "OWNER'S COMMITTEE OFFICE" on the plan annexed to the Deed of Mutual Covenant;
- (i) refuse collection vehicles spaces, circulation and manoeuvring spaces;
- (j) the area of refuse storage material recovery chamber as marked "REFUSE STORAGE MATERIAL RECOVERY CHAMBER" on the plan annexed to the Deed of Mutual Covenant;
- (k) the area on which the Additional Vehicular Access is located or the Additional Vehicular Access (as the case may be);
- (l) the area on which the Extension of Driveways is located or the Extension of Driveways (as the case may be);
- (m) all those parts and areas of the Estate as shown and coloured yellow, yellow hatched black and yellow dashed black on the plans annexed to the Deed of Mutual Covenant; 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 Deed of Mutual Covenant,

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

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

14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

"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 Deed of Mutual Covenant to be used by the Owners and Occupiers of the Units in all Phases in common with all other Owners and Occupiers of the Estate and includes but not limited to the those parts (if any) of the Diverted Utilities within the Lot and the Estate, those parts (if any) of the Existing Stormwater Drain within the Lot and the Estate, 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 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 subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the Deed of Mutual Covenant BUT (for the avoidance of doubt) excluding the Residential Common Facilities and the Car Park 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 Deed of Mutual Covenant 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 save and except those of such areas which form part of the Estate Common Areas;
- (b) the external walls 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 on private flat roofs, private roofs and private gardens which form parts of Residential Units as shown and in accordance with the Building Plans which architectural features are for the purpose of identification only shown and marked "A.F." on the plans annexed to the Deed of Mutual Covenant); and
 - (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;

BUT excluding:-

- (1) the glass/metal balustrades or railings of the balconies, utility platforms, private flat roofs, private roofs or private gardens 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 Tower;
 - (f) fireman's lift lobby;

- (g) the Bicycle Parking Spaces;
 - (h) the Loading and Unloading Spaces;
 - (i) the Visitors' Parking Spaces;
 - (j) the Residential Parking Spaces for the Disabled;
 - (k) the Greenery Area;
 - (l) such parts of the Drainage Reserve Area as shown and coloured green hatched black on the plans annexed to the Deed of Mutual Covenant;
 - (m) the entire thickness of any parapet and any fence wall enclosing a private garden, private flat roof or private roof held with and forming part of the Residential Unit as shown and coloured green on the plans annexed to the Deed of Mutual Covenant separating that private garden, private flat roof or private roof from other part(s) of the Estate;
 - (n) all those parts and areas of the Residential Development as shown and coloured green, green stippled black, green hatched black and green cross hatched black on the plans annexed to the Deed of Mutual Covenant; and
 - (o) 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 Deed of Mutual Covenant,
- BUT (for the avoidance of doubt) excluding the Estate Common Areas and the Car Park Common Areas.

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

"Residential Common EV Facilities" means all such facilities for the purpose of or in relation to the charging of electric motor vehicles parking at the Visitors' Parking Spaces and the Residential Parking Spaces for the Disabled and such facilities shall include but not limited to such wires, cables, electric meters, base box, socket outlet, locks, covers and other security and/or protective devices, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose BUT (for the avoidance of doubt) excluding the Non-Common EV Facilities and the Car Park Common EV Facilities.

"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 Deed of Mutual Covenant 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 includes but not limited to the Residential Common EV Facilities, acoustic fins forming part of the Noise Mitigation Measures and the Noise Barrier, the lifts, all wires, cables, ducts, pipes, drains, the transformer room, 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 Deed

1 4. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

of Mutual Covenant BUT (for the avoidance of doubt) excluding the Estate Common Facilities and the Car Park Common Facilities. For the further 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. For the avoidance of doubt, the acoustic fins forming part of the Residential Common Facilities are for identification purpose only shown and marked "ACOUSTIC FIN" on the plans annexed to the Deed of Mutual Covenant and the Noise Barrier forming part of the Residential Common Facilities are for identification purpose only shown coloured green and marked "NOISE BARRIER" on the plans annexed to the Deed of Mutual Covenant.

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

| Tower | Floor | Unit | Undivided Shares |
|-------|-------|--------------------------|------------------|
| 3 | G/F | 03 (with Private Garden) | 277/560,000 |
| | | 05 (with Private Garden) | 267/560,000 |
| | | 06 (with Private Garden) | 267/560,000 |
| | | 07 (with Private Garden) | 269/560,000 |
| | | 08 (with Private Garden) | 267/560,000 |
| | | 09 (with Private Garden) | 269/560,000 |
| | | 10 (with Private Garden) | 405/560,000 |
| | | 11 (with Private Garden) | 184/560,000 |
| | | 12 (with Private Garden) | 344/560,000 |
| | | 15 (with Private Garden) | 184/560,000 |
| | | 16 (with Private Garden) | 431/560,000 |
| | | 17 (with Private Garden) | 303/560,000 |
| | | 18 (with Private Garden) | 307/560,000 |
| | | 19 (with Private Garden) | 439/560,000 |
| | | 20 (with Private Garden) | 192/560,000 |
| | | 21 (with Private Garden) | 291/560,000 |

| Tower | Floor | Unit | Undivided Shares |
|-------|-------|--------------------------|------------------|
| 3 | UG/F | 01 (with Private Garden) | 519/560,000 |
| | | 03 (with Balcony) | 283/560,000 |
| | | 05 (with Balcony) | 269/560,000 |
| | | 06 (with Balcony) | 269/560,000 |
| | | 07 (with Balcony) | 269/560,000 |
| | | 08 (with Balcony) | 269/560,000 |
| | | 09 (with Balcony) | 270/560,000 |
| | | 10 (with Balcony) | 414/560,000 |
| | | 11 (with Balcony) | 195/560,000 |
| | | 12 (with Balcony) | 340/560,000 |
| | | 15 (with Balcony) | 192/560,000 |
| | | 16 (with Balcony) | 433/560,000 |
| | | 17 (with Balcony) | 323/560,000 |
| | | 18 (with Balcony) | 317/560,000 |
| | | 19 (with Balcony) | 452/560,000 |
| | | 20 (with Balcony) | 336/560,000 |
| | | 21 (with Balcony) | 293/560,000 |
| | | 23 (with Private Garden) | 320/560,000 |
| | | 25 (with Private Garden) | 318/560,000 |
| | | 26 (with Private Garden) | 295/560,000 |
| | | 27 (with Private Garden) | 293/560,000 |

1 4. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

| Tower | Floor | Unit | Undivided Shares |
|-------|-------|-------------------|------------------|
| 3 | 1/F | 01 (with Balcony) | 509/560,000 |
| | | 03 (with Balcony) | 283/560,000 |
| | | 05 (with Balcony) | 269/560,000 |
| | | 06 (with Balcony) | 269/560,000 |
| | | 07 (with Balcony) | 269/560,000 |
| | | 08 (with Balcony) | 269/560,000 |
| | | 09 (with Balcony) | 270/560,000 |
| | | 10 (with Balcony) | 414/560,000 |
| | | 11 (with Balcony) | 195/560,000 |
| | | 12 (with Balcony) | 340/560,000 |
| | | 15 (with Balcony) | 192/560,000 |
| | | 16 (with Balcony) | 433/560,000 |
| | | 17 (with Balcony) | 323/560,000 |
| | | 18 (with Balcony) | 317/560,000 |
| | | 19 (with Balcony) | 452/560,000 |
| | | 20 (with Balcony) | 336/560,000 |
| | | 21 (with Balcony) | 290/560,000 |
| | | 23 (with Balcony) | 323/560,000 |
| | | 25 (with Balcony) | 320/560,000 |
| | | 26 (with Balcony) | 298/560,000 |
| | | 27 (with Balcony) | 298/560,000 |

| Tower | Floor | Unit | Undivided Shares |
|-------|--------------------------|-------------------|------------------|
| 3 | 2/F-3/F & 5/F-12/F | 01 (with Balcony) | 508/560,000 |
| | | 02 (with Balcony) | 440/560,000 |
| | | 03 (with Balcony) | 269/560,000 |
| | | 05 (with Balcony) | 269/560,000 |
| | | 06 (with Balcony) | 269/560,000 |
| | | 07 (with Balcony) | 269/560,000 |
| | | 08 (with Balcony) | 269/560,000 |
| | | 09 (with Balcony) | 270/560,000 |
| | | 10 (with Balcony) | 414/560,000 |
| | | 11 (with Balcony) | 195/560,000 |
| | | 12 (with Balcony) | 340/560,000 |
| | | 15 (with Balcony) | 192/560,000 |
| | | 16 (with Balcony) | 433/560,000 |
| | | 17 (with Balcony) | 323/560,000 |
| | | 18 (with Balcony) | 317/560,000 |
| | | 19 (with Balcony) | 452/560,000 |
| | | 20 (with Balcony) | 336/560,000 |
| | | 21 (with Balcony) | 289/560,000 |
| | | 22 (with Balcony) | 321/560,000 |
| | | 23 (with Balcony) | 317/560,000 |
| | | 25 (with Balcony) | 320/560,000 |
| | | 26 (with Balcony) | 298/560,000 |
| | | 27 (with Balcony) | 298/560,000 |

In the numbering of floors, the 4/F, 13/F and 14/F are omitted.

1 4. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

| Tower | Floor | Unit | Undivided Shares |
|-------|-----------|-------------------|------------------|
| 3 | 15/F-18/F | 01 (with Balcony) | 508/560,000 |
| | | 02 (with Balcony) | 440/560,000 |
| | | 03 (with Balcony) | 269/560,000 |
| | | 05 (with Balcony) | 269/560,000 |
| | | 06 (with Balcony) | 269/560,000 |
| | | 07 (with Balcony) | 269/560,000 |
| | | 08 (with Balcony) | 269/560,000 |
| | | 09 (with Balcony) | 270/560,000 |
| | | 10 (with Balcony) | 414/560,000 |
| | | 11 (with Balcony) | 195/560,000 |
| | | 12 (with Balcony) | 340/560,000 |
| | | 15 (with Balcony) | 192/560,000 |
| | | 16 (with Balcony) | 433/560,000 |
| | | 17 (with Balcony) | 323/560,000 |
| | | 18 (with Balcony) | 317/560,000 |
| | | 19 (with Balcony) | 452/560,000 |
| | | 20 (with Balcony) | 336/560,000 |
| | | 21 (with Balcony) | 289/560,000 |
| | | 22 (with Balcony) | 321/560,000 |
| | | 23 (with Balcony) | 317/560,000 |
| | | 25 (with Balcony) | 320/560,000 |
| | | 26 (with Balcony) | 298/560,000 |
| | | 27 (with Balcony) | 298/560,000 |

| Tower | Floor | Unit | Undivided Shares |
|-------|-------|---|------------------|
| 3 | 19/F | 01 (with Balcony and Private Roof) | 551/560,000 |
| | | 02 (with Balcony and Private Roof) | 476/560,000 |
| | | 03 (with Balcony and Private Roof) | 291/560,000 |
| | | 05 (with Balcony and Private Roof) | 287/560,000 |
| | | 06 (with Balcony and Private Roof) | 284/560,000 |
| | | 07 (with Balcony and Private Roof) | 284/560,000 |
| | | 08 (with Balcony and Private Roof) | 284/560,000 |
| | | 09 (with Balcony and Private Roof) | 283/560,000 |
| | | 10 (with Balcony, Private Flat Roof and Private Roof) | 1,327/560,000 |
| | | 11 (with Balcony, Private Flat Roof and Private Roof) | 1,179/560,000 |
| | | 21 (with Balcony and Private Roof) | 307/560,000 |
| | | 22 (with Balcony and Private Roof) | 341/560,000 |
| | | 23 (with Balcony and Private Roof) | 332/560,000 |
| | | 25 (with Balcony and Private Roof) | 335/560,000 |
| | | 26 (with Balcony and Private Roof) | 317/560,000 |
| | | 27 (with Balcony and Private Roof) | 326/560,000 |

In the numbering of floors, the 4/F, 13/F and 14/F are omitted.

14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

| Tower | Floor | Unit | Undivided Shares |
|-------|-------|--------------------------|------------------|
| 5 | UG/F | 01 (with Private Garden) | 398/560,000 |
| | | 02 (with Private Garden) | 325/560,000 |
| | | 06 (with Private Garden) | 279/560,000 |
| | | 07 (with Private Garden) | 202/560,000 |
| | | 08 (with Private Garden) | 192/560,000 |
| | | 09 (with Private Garden) | 389/560,000 |
| | | 10 (with Private Garden) | 194/560,000 |
| | | 11 (with Private Garden) | 187/560,000 |
| | | 12 (with Private Garden) | 184/560,000 |
| | | 15 (with Private Garden) | 190/560,000 |
| | | 16 (with Private Garden) | 371/560,000 |

| Tower | Floor | Unit | Undivided Shares |
|-------|-------|-------------------|------------------|
| 5 | 1/F | 01 (with Balcony) | 391/560,000 |
| | | 02 (with Balcony) | 328/560,000 |
| | | 06 (with Balcony) | 289/560,000 |
| | | 07 (with Balcony) | 300/560,000 |
| | | 08 (with Balcony) | 196/560,000 |
| | | 09 (with Balcony) | 377/560,000 |
| | | 10 (with Balcony) | 199/560,000 |
| | | 11 (with Balcony) | 197/560,000 |
| | | 12 (with Balcony) | 192/560,000 |
| | | 15 (with Balcony) | 199/560,000 |
| | | 16 (with Balcony) | 364/560,000 |

1 4. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

| Tower | Floor | Unit | Undivided Shares |
|-------|--------------------------|-------------------|------------------|
| 5 | 2/F-3/F & 5/F-12/F | 01 (with Balcony) | 391/560,000 |
| | | 02 (with Balcony) | 322/560,000 |
| | | 03 (with Balcony) | 394/560,000 |
| | | 05 (with Balcony) | 292/560,000 |
| | | 06 (with Balcony) | 282/560,000 |
| | | 07 (with Balcony) | 300/560,000 |
| | | 08 (with Balcony) | 196/560,000 |
| | | 09 (with Balcony) | 377/560,000 |
| | | 10 (with Balcony) | 199/560,000 |
| | | 11 (with Balcony) | 197/560,000 |
| | | 12 (with Balcony) | 192/560,000 |
| | | 15 (with Balcony) | 199/560,000 |
| | | 16 (with Balcony) | 364/560,000 |

In the numbering of floors, the 4/F, 13/F and 14/F are omitted.

| Tower | Floor | Unit | Undivided Shares |
|-------|-----------|-------------------|------------------|
| 5 | 15/F-18/F | 01 (with Balcony) | 391/560,000 |
| | | 02 (with Balcony) | 322/560,000 |
| | | 03 (with Balcony) | 394/560,000 |
| | | 05 (with Balcony) | 292/560,000 |
| | | 06 (with Balcony) | 282/560,000 |
| | | 07 (with Balcony) | 300/560,000 |
| | | 08 (with Balcony) | 196/560,000 |
| | | 09 (with Balcony) | 377/560,000 |
| | | 10 (with Balcony) | 199/560,000 |
| | | 11 (with Balcony) | 197/560,000 |
| | | 12 (with Balcony) | 192/560,000 |
| | | 15 (with Balcony) | 199/560,000 |
| | | 16 (with Balcony) | 364/560,000 |

In the numbering of floors, the 4/F, 13/F and 14/F are omitted.

1 4. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

| Tower | Floor | Unit | Undivided Shares |
|-------|-------|--|------------------|
| 5 | 19/F | 01 (with Private Flat Roof and Private Roof) | 944/560,000 |
| | | 05 (with Balcony and Private Roof) | 312/560,000 |
| | | 06 (with Balcony and Private Roof) | 299/560,000 |
| | | 07 (with Balcony and Private Roof) | 318/560,000 |
| | | 08 (with Balcony and Private Roof) | 202/560,000 |
| | | 09 (with Balcony and Private Roof) | 404/560,000 |
| | | 10 (with Balcony and Private Roof) | 211/560,000 |
| | | 11 (with Balcony and Private Roof) | 204/560,000 |
| | | 12 (with Balcony and Private Roof) | 199/560,000 |
| | | 15 (with Balcony and Private Roof) | 206/560,000 |
| | | 16 (with Balcony and Private Roof) | 408/560,000 |

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 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 Phase

Each Owner of a Residential Unit shall contribute towards the Management Expenses of the Phase in such manner, amount and proportion as provided in the Deed of Mutual Covenant by reference to the Management Units allocated to his Residential Unit and the principles provided in the Deed of Mutual Covenant. 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. The basis on which the management fee deposit is fixed

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

6. The area (if any) in the Phase retained by 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 Deed of Mutual Covenant.
2. For full details, please refer to the Deed of Mutual Covenant which is free for inspection during opening hours at the sales office. Full script of the Deed of Mutual Covenant is available for inspection upon request and copies of the Deed of Mutual Covenant can be obtained upon paying necessary photocopying charges.