

A. 發展項目的公用部分

「**公用地方及設施**」指所有公用地方及所有公用設施。

「**公用地方**」指所有停車場公用地方、發展項目公用地方及住宅公用地方。

「**公用設施**」指所有停車場公用設施、發展項目公用設施及住宅公用設施。

「**停車場公用地方**」指該土地及發展項目內供訪客停車位、住宅上落貨停車位、商業上落貨停車位及車位業主和佔用人共同使用與享用的所有該等區域或部分，在不限於上述一般適用範圍下，包括(i)車用升降機和行車道；(ii)外牆；及(iii)地庫1層的消防升降機大堂，但不包括發展項目公用地方及住宅公用地方。

「**停車場公用設施**」指在停車場公用地方內安裝供訪客停車位、住宅上落貨停車位、商業上落貨停車位及車位業主和佔用人共同使用或享用，而並非供任何個別車位業主或整個發展項目獨家使用或享用的所有該等裝置及設施，在不限於上述一般適用範圍下，包括供整個發展項目停車場而非僅其任何特定部分(如有)獨家使用的機電裝置及設備，以及用於根據《道路交通條例》(香港法例第374章)獲發牌的電動汽車充電或與之有關的所有設施，該等設施包括但不限於電線/電纜、管道/線槽、電動車充電器和基箱、插座、鎖和外殼、安裝電動車充電器的電桿(如有)，以及其他安全及/或保護裝置、充電站、設備、機械，及用於該目的或與之有關的其他電力或其他裝置或其他設備。

「**發展項目公用地方**」指供單位業主及佔用人共同使用與享用，而非透過公契(「公契」)或其他方式給予首名業主或任何個別單位業主使用及未另行具體轉讓的該土地及發展項目的所有該等區域或部分，在不限於上述一般適用範圍下，包括：

- (i) 3樓的管理處、變壓器房、機房、支柱、橫樑、平板、其他結構物和支撐物(不構成商用樓宇、車位、停車場公用地方、住宅單位和住宅公用地方的部分)、消防升降機大堂(構成停車場公用地方、商用樓宇和住宅公用地方的部分除外)，及位於該土地內的污水處理系統部分；
- (ii) 供安裝或使用天線分佈系統、電訊網絡設施及移動網絡的區域；
- (iii) 發展項目的外牆(不構成商用樓宇、住宅單位和住宅公用地方的部分)；
- (iv) 符合《建築物管理條例》(香港法例第334章)第2條中「公用部分」釋義的區域，但不包括停車場公用地方及住宅公用地方。

「**發展項目公用設施**」指在發展項目公用地方內安裝供所有單位作為便利設施共同使用或享用，而並非供個別單位獨家享用的所有該等裝置及設施，在不限於上述一般適用範圍下，包括吊船、公共天線、所有訊號接收器、污水渠、排水渠、雨水渠、水道、電纜、導管、電線、管道、沖廁水總喉、食用水總喉、閉路電視、沙井、出於安全目的在發展項目公用地方安裝的其他設施和設備，機械和機器及發展項目的其他類似裝置、設施或裝備，用於發展項目供電的電纜室及所有輔助設施和配套電力安裝設備和設施。

「**住宅公用地方**」指供住宅單位業主及佔用人共同使用與享用，而非透過公契或其他方式給予首名業主或任何個別住宅單位業主及未另行具體轉讓的該土地及發展項目的所有該等區域或部分，在不限於上述一般適用範圍下，包括：

- (i) 康樂設施；
- (ii) 訪客停車位(其中發展項目地庫1層的第「9」號車位亦為傷殘人士停車位)；
- (iii) 住宅上落貨停車位；
- (iv) 有蓋園景區和綠化地方(構成商用樓宇的部分除外)；
- (v) 管槽、簷篷、平台(構成住宅單位的部分除外)、地下的管理員櫃檯、消防升降機大堂(構成停車場公用地方、商用樓宇和發展項目公用地方的部分除外)、通往規定樓梯的防護大堂(構成商用樓宇的部分除外)；
- (vi) 構成住宅公用地方一部分的外牆(但不構成商用樓宇、發展項目公用地方和住宅單位的一部分)，包括但不限於：
 - (1) 其上的建築鱗片及特色；
 - (2) 毗鄰住宅單位的空調機平台(包括百葉及/或其金屬支撐架(如有))，或可能指定作該用途的其他區域(如有)；及
 - (3) 幕牆(圍封住宅單位的幕牆的可開啟窗戶除外)，但不包括構成相關住宅單位一部分的露台、工作平台或平台的玻璃欄杆、金屬欄杆或護欄；
- (vii) 5樓露台下方的有蓋區域，但不包括停車場公用地方和發展項目公用地方。

「**住宅公用設施**」指在住宅公用地方內安裝供所有住宅單位共同使用或享用，而並非供任何個別住宅單位或整個發展項目使用獨家使用或享用的所有該等裝置及設施，在不限於上述一般適用範圍下，包括住宅公用地方的所有指定升降機、電線、電纜、管道、導管、排水渠、閉路電視、出於安全目的在住宅公用地方安裝的其他設施和設備，以及康樂設施內的運動和康樂設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

| 單位 | 樓層* | | | |
|----|-----|-----|--------|-----|
| | 5樓 | 6樓 | 7樓至36樓 | 37樓 |
| A | 714 | 714 | 350 | 437 |
| B | 303 | 299 | 313 | 433 |
| C | 408 | 299 | 299 | 432 |
| D | 475 | 414 | 299 | 435 |
| E | 299 | 475 | 299 | 398 |
| F | 299 | 299 | 299 | 389 |
| G | 307 | 299 | 308 | — |
| H | 305 | 307 | 299 | — |
| J | 299 | 305 | 299 | — |
| K | — | 299 | 306 | — |
| L | — | — | 305 | — |
| M | — | — | 299 | — |

備註：* 不設4樓、13樓、14樓、24樓及34樓。

C. 有關發展項目的管理人的委任年期

發展項目的管理人的最初任期為由公契的日期起計兩(2)年，其後繼續任職直至根據公契條款終止為止。

D. 發展項目的住宅物業的擁有人之間分擔管理開支的基準

每個住宅單位業主須根據公契規定的原則按他的住宅單位獲分配的管理份數分擔發展項目的管理開支(基於管理人編製的發展項目管理預算和住宅管理預算釐定)。住宅單位獲分配的管理份數數目與該住宅單位獲分配的不分割份數數目相等。

E. 計算管理費按金的基準

相等於該單位應付第一年的預算管理開支的每月分擔款項的3個月款額作為保證金。

F. 擁有人在發展項目中保留作自用的範圍

不適用。

註：

除售樓說明書另作定義外，本「公契的摘要」章節使用的專有詞語具有公契內該詞語的相同意義。

請查閱已簽立的公契以了解全部詳情。已簽立的公契全文現存於售樓處，於開放時間可供免費查閱，並可在要求及支付所需影印費後取得已簽立的公契之複印本。

A. Common parts of the Development

"Common Areas and Facilities" means all of the Common Areas and all of the Common Facilities.

"Common Areas" means all of the Carpark Common Areas, the Development Common Areas and the Residential Common Areas.

"Common Facilities" means all of the Carpark Common Facilities, the Development Common Facilities and the Residential Common Facilities.

"Carpark Common Areas" means all those areas or parts of the Land and the Development the right to the use of which is designated for the common use and benefit of the Owners and occupiers of the Visitors' Parking Spaces, the Residential Loading and Unloading Space, the Commercial Loading and Unloading Spaces, and the Car Parks and which include, without limiting the generality of the foregoing, (i) car lifts and driveways, (ii) external walls and (iii) fireman's lift lobby on Basement 1 Floor but shall exclude the Development Common Areas and the Residential Common Areas.

"Carpark Common Facilities" means all those installations and facilities in the Carpark Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Visitors' Parking Spaces, the Residential Loading and Unloading Space, the Commercial Loading and Unloading Spaces, and the Car Parks and not for the exclusive use or benefit of any individual Car Park or the Development as a whole and, without limiting the generality of the foregoing, including electrical and mechanical installation and equipment exclusively for the carpark of the Development as a whole and not just any particular part thereof (if any) and all such facilities for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance (Chapter 374 of the Laws of Hong Kong) and such facilities shall include but not limited to such wires/cables, ducts/trunking, electric vehicle charger with base box, socket outlet, locks and covers, pole with electric vehicle charger installed thereon (if any) and other security and/or protective devices, charging station, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose.

"Development Common Areas" means all those areas or parts of the Land and the Development the right to the use of which is designated for the common use and benefit of the Owners and occupiers of the Units and is not given by the Deed of Mutual Covenant ("the DMC") or otherwise to the First Owner or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing:-

- (i) management office on 3/F, transformer room, plant room(s), columns, beams, slabs and other structural elements and supports (that do not form part of the Commercial Accommodation, Car Parks, Carpark Common Areas, Residential Units and Residential Common Areas), fireman's lift lobby(ies) (excluding those forming part of the Carpark Common Areas, the Commercial Accommodation and the Residential Common Areas), and such part of the sewage disposal system located within the Land;
- (ii) areas for the installation or use of aerial broadcast distribution, telecommunications network facilities and mobile network;

- (iii) external walls of the Development (not forming part of the Commercial Accommodation, the Residential Units and the Residential Common Areas);
- (iv) such areas within the meaning of "common parts" as defined in Section 2 of the Ordinance but shall exclude the Carpark Common Areas and the Residential Common Areas.

"Development Common Facilities" means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of all the Units as part of the amenities thereof and not for the exclusive benefit of any individual Unit and, without limiting the generality of the foregoing, including the gondola, communal aerial, all signal receivers, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV, manholes and other facilities and equipment installed in the Development Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Development, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Development.

"Residential Common Areas" means all those areas or parts of the Land and the Development the right to the use of which is designated for common use and benefit of the Owners and occupiers of Residential Units and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Residential Unit and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include:-

- (i) the Recreational Facilities;
- (ii) the Visitors' Parking Spaces (among which the space No. "9" on Basement 1 Floor of the Development is also a Parking Space for the Disabled Persons);
- (iii) the Residential Loading and Unloading Space;
- (iv) the covered landscaped areas and the Greenery Areas (excluding those forming parts of the Commercial Accommodation);
- (v) pipe ducts, canopies, flat roofs (excluding those forming part of the Residential Units), caretakers' counter on the G/F, fireman's lift lobby(ies) (excluding those forming part of the Carpark Common Areas, the Commercial Accommodation and the Development Common Areas), protected lobby(ies) to a required staircase (excluding those forming part of the Commercial Accommodation);
- (vi) the external walls which form part of the Residential Common Areas (and not forming part of the Commercial Accommodation, Development Common Areas and Residential Units) and 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 (excluding openable windows on the Curtain Wall enclosing the Residential Units), BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms or flat roofs which form part of the relevant Residential Units;
- (vii) the covered areas underneath the balcony on 5/F; but shall exclude the Carpark Common Areas and the Development Common Areas.

“Residential Common Facilities” means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of all the Residential Units and not for the exclusive use or benefit of any individual Residential Unit or the Development as a whole and which, without limiting the generality of the foregoing, include 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 Facilities.

B. Number of undivided shares assigned to each residential properly in the Development

| Flat | Floor* | | | |
|------|--------|-----|-------------|------|
| | 5/F | 6/F | 7/F to 36/F | 37/F |
| A | 714 | 714 | 350 | 437 |
| B | 303 | 299 | 313 | 433 |
| C | 408 | 299 | 299 | 432 |
| D | 475 | 414 | 299 | 435 |
| E | 299 | 475 | 299 | 398 |
| F | 299 | 299 | 299 | 389 |
| G | 307 | 299 | 308 | — |
| H | 305 | 307 | 299 | — |
| J | 299 | 305 | 299 | — |
| K | — | 299 | 306 | — |
| L | — | — | 305 | — |
| M | — | — | 299 | — |

Remark: * 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

C. Terms of years for which the manager of the Development is appointed

The manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated in accordance with the terms of the DMC.

D. Basis on which the management expenses are shared among the owners of the residential properties in the Development

Each Owner of a Residential Unit shall contribute towards the management expenses (which shall be based on the Development Management Budget and the Residential Management Budget prepared by the Manager) of the Development in accordance with the Management Shares allocated to his Residential Unit and the principles provided in the DMC. The number of the Management Shares allocated to a Residential Unit is the same as the number of the Undivided Shares allocated to that Residential Unit.

E. Basis on which the management fee deposit is fixed

Asum as security equivalent to 3 months' monthly contribution of the first year's budgeted management expenses payable in respect of the Unit.

F. The area in the Development retained by the Vendor for the Vendor's own use

Not applicable.

Note:

Unless otherwise defined in this sales brochure, the capitalized terms used in this “Summary of Deed of Mutual Grant” section shall have the same meaning of such terms in the DMC.

For full details, please refer to the executed DMC which is free for inspection during opening hours at the sales office. A copy of the executed DMC is available upon request and payment of the necessary photocopying charges.