

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

A. 發展項目的公用部分

根據有關發展項目的公契及管理協議(「公契」)的最新擬稿：

1. 「**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、屋苑公用地方及住宅公用地方；及「**公用設施**」指所有停車場公用設施、屋苑公用設施及住宅公用設施。

2. 「**停車場公用地方**」指該土地及發展項目中指定供停車位的業主及佔用人共同使用與享用，而並非特別轉讓(除了基於所有業主的利益以信託形式轉讓予管理人外)的所有該等地方或部分(該等地方或部分分別受限於公契第III章第A1(b)條提述的住宅單位業主和公契第III章第C1(b)條提述的商用樓宇業主所享有的地役權、權利及特權)，在不限制前文的一般適用範圍下，包括(i)坡道及行車道(構成屋苑公用地方之部分除外)、(ii)外牆(於公契夾附並經認可人士核實為準確的ELEVATION 1 & 2 FOR PODIUM圖則上以靛藍色顯示，以資識別)、(iii)將停車場公用地方的任何部分與發展項目的其他部分隔開並面向停車場公用地方的任何地台、樓板、牆、間隔牆、公用圍牆或公用護牆的內半部、(iv)於公契夾附並經認可人士核實為準確的BASEMENT 2 FLOOR PLAN and BASEMENT 1 FLOOR PLAN上以靛藍色顯示及標明為「F.LOB」以資識別的消防員升降機大堂(不包括構成商用樓宇及住宅公用地方之部分)及(v)符合條例第2條中「公用部分」的釋義的該等地方，但不包括商用樓宇、屋苑公用地方及住宅公用地方。停車場公用地方於公契夾附並經認可人士核實為準確的圖則上以靛藍色顯示，以資識別。

「**停車場公用設施**」指停車場公用地方內供停車位的業主及佔用人共同使用或享用，而並非供任何個別停車位業主獨家使用或享用或整個發展項目使用的所有該等裝置及設施(該等裝置及設施分別受限於公契第III章第A1(b)條提述的住宅單位業主和公契第III章第C1(b)條提述的商用樓宇業主所享有的地役權、權利及特權)，在不限制前文的一般適用範圍下，包括閉路電視系統(包括但不限於公契第V章第C分章第12條所提及的閉路電視鏡頭)、專門服務整個發展項目的停車場而不只是其中的任何特定部分(如有)的機電裝置和設備，但不包括非公用的電動車輛充電設施。

3. 「**屋苑公用地方**」指該土地及發展項目內供單位的業主及佔用人共同使用與享用，並非按公契或其他規定給予第一擁有人或任何個別單位業主獨家使用及亦非特別轉讓(除了基於所有業主的利益以信託形式轉讓予管理人外)的所有該等地方或部分，在不限制前文的一般適用範圍下，包括：

- (i) 警衛室、管理辦公室、管理員宿舍及業主委員會辦事處；
- (ii) 機房、柱、樑、地台及其他結構性組件和承托物(不構成商用樓宇、停車場公用地方、住宅單位及住宅公用地方之部分)及處於該土地內的污水處理系統的部分；
- (iii) 通往規定樓梯的防護門廊(不包括構成商用樓宇之部分及構成住宅公用地方之部分)；
- (iv) 垃圾收集及物料回收房(於公契夾附並經認可人士核實為準確的BASEMENT 1 FLOOR PLAN上以黃色顯示並標明為「REFUSE STORAGE & MATERIAL RECOVERY CHAMBER」，以資識別)及位於其內的垃圾收集車停車位；
- (v) 發展項目的外牆(不構成停車場公用地方、商用樓宇、住宅單位及住宅公用地方之部分)，於公契夾附並經認可人士核實為準確的ELEVATION 1 & 2 FOR PODIUM和ELEVATION 3 & 4 FOR PODIUM圖則上以黃色顯示，以資識別；
- (vi) (凡有將屋苑公用地方與發展項目的其他部分分隔開的任何地台、樓板、牆、間隔牆、公用圍牆或公用護牆)面向屋苑公用地方的該等地台、樓板、牆、間隔牆、公用圍牆或公用護牆的內半部；
- (vii) 綠化範圍(不包括構成住宅公用地方一部分的綠化範圍)；
- (viii) 平台(不包括構成住宅公用地方或住宅單位之部分)及天台(不包括構成住宅公用地方之部分)；
- (ix) 天線廣播分佈或電訊網絡設施的安裝或使用區(不包括構成商用樓宇之部分)，於公契夾附並經認可人士核實為準確的圖則上以黃色顯示並標明為「TBE ROOM」及「CONCRETE PLINTH FOR ANTENNA」，以資識別；及
- (x) 符合條例第2條中「公用部分」的釋義的該等地方，但不包括停車場公用地方及住宅公用地方。

屋苑公用地方於公契夾附並經認可人士核實為準確的圖則上以黃色、黃色加黑點及灰色虛線顯示，以資識別。

「**屋苑公用設施**」指屋苑公用地方內作為便利設施一部分供所有單位共同使用或享用，而並非供任何個別單位獨家享用的所有該等裝置及設施，在不限制前文的一般適用範圍下，包括公共天線、所有信號接收器、污水渠、排水渠、雨水渠、水道、電纜、管道、電線、槽、沖廁水總喉、食水總喉、閉路電視、沙井及其他安裝於屋苑公用地方內作保安用途的設施和設備、發展項目的機械和機器及其他類似裝置、設施或服務、變壓器房、電纜裝置及所有為發展項目提供電力的相關設施和輔助電力裝置、設備和設施。

4. 「**住宅公用地方**」指該土地及發展項目內供住宅單位的業主及佔用人共同使用及享用，並非按公契或其他規定給予第一擁有人或任何個別住宅單位業主獨家使用及亦非特別轉讓(除了基於所有業主的利益以信託形式轉讓予管理人外)的所有該等地方或部分，在不限制前文的一般適用範圍下，包括：

- (i) 康樂設施；
- (ii) 訪客停車位(包括所有傷殘人士停車位)；
- (iii) 住宅上落貨停車位；
- (iv) 單車停車位；
- (v) 綠化範圍(不包括構成屋苑公用地方之部分)；
- (vi) 簷篷、平台(不包括構成屋苑公用地方或住宅單位之部分)、天台(不包括構成屋苑公用地方之部分)、庇護天台、空調機平台、消防員升降機大堂(不包括構成商用樓宇及停車場公用地方之部分)(於公契夾附並經認可人士核實為準確的BASEMENT 2 FLOOR PLAN, BASEMENT 1 FLOOR PLAN、GROUND FLOOR PLAN、1ST FLOOR PLAN、2ND FLOOR PLAN、3RD FLOOR PLAN FOR TOWER 1 TO 8 & 5TH FLOOR PLAN FOR HARBOUR MANSION、7TH FLOOR PLAN FOR TOWER 1 TO 6 & 5TH FLOOR PLAN FOR TOWER 7 & 8 & ROOF PLAN FOR HARBOUR MANSION、2/F PLAN OF TOWER 1、3/F – 32/F PLAN OF TOWER 1 & 2/F – 32/F PLAN OF TOWER 2 & 3、33/F PLAN OF TOWER 1 – 3、2/F – 32/F PLAN OF TOWER 5 & 6、33/F PLAN OF TOWER 5 & 6、5/F – 30/F PLAN OF TOWER 7 & 8及31/F PLAN OF TOWER 7 & 8上以綠色顯示並標明為「F.LOB」，以資識別)、通往規定樓梯的防護門廊(不包括構成屋苑公用地方之部分及構成商用樓宇之部分)；
- (vii) 住宅單位的外牆及住宅公用地方的外牆(不構成商用樓宇、停車場公用地方、屋苑公用地方及住宅單位之部分)(於公契夾附並經認可人士核實為準確的ELEVATION 1 & 2 FOR PODIUM和ELEVATION 3 & 4 FOR PODIUM圖則上以綠色顯示，以資識別)，並包括建築裝飾和鰭片

但不包括：

- (a) 構成有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；
- (b) 包圍及面向有關住宅單位一部分的露台的外覆蓋層；及
- (c) 完全包圍或面向住宅單位的該等玻璃面板和發展項目的玻璃幕牆結構可開啟的部分，而上述玻璃面板和可開啟的部分構成有關住宅單位的一部分，為免存疑，任何構成玻璃幕牆結構一部分且並非完全包圍一個住宅單位而是伸延跨越兩個或多個住宅單位的玻璃面板，將構成住宅公用地方的一部分；
- (viii) 構成經批准噪音緩解措施一部分的隔音門(擋板式)、隔音窗(擋板式)及固定玻璃維修窗戶(不包括構成住宅單位之部分)；
- (ix) 將住宅公用地方的任何部分與住宅單位分隔開及面向住宅公用地方的任何地台、樓板、牆(並非承重牆或結構性承托物)、間隔牆(並非承重牆或結構性承托物)、公用圍牆(並非承重牆或結構性承托物)或公用護牆(並非承重牆或結構性承托物)的內半部；
- (x) (a) 將住宅公用地方的任何部分與停車場公用地方的任何部分或商用樓宇的任何部分或屋苑公用地方的任何部分(視屬何情況而定)分隔開及(b)面向住宅公用地方的任何地台、樓板、牆、間隔牆、公用圍牆或公用護牆的內半部；
- (xi) 操作閉路電視影像設備以檢查隱蔽式排水管的通道及工作空間；
- (xii) 設置自動讀錶系統外站的自動讀錶房(構成商用樓宇之部分除外)；及
- (xiii) 符合條例第2條中「公用部分」的釋義的該等地方，但不包括停車場公用地方及屋苑公用地方。

住宅公用地方於公契夾附並經認可人士核實為準確的圖則上以綠色、綠色加黑交叉、綠色加黑點及紫色虛線顯示，以資識別。

「住宅公用設施」指住宅公用地方內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獨家使用或享用或整個發展項目使用的所有該等裝置及設施，在不限制前文的一般適用範圍下，包括住宅公用地方指定的所有升降機、電線、電纜、槽、管道、排水渠、閉路電視及其他安裝於住宅公用地方內作保安用途的設施和設備及康樂設施。

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

| 座數 | 樓層 | 單位 | 分配予每個住宅單位的不分割份數的數目 |
|----|---------|----|--------------------|
| 1 | 2樓 | A | 1,326 |
| | | B | 1,168 |
| | 3樓 | A | 1,326 |
| | | B | 1,168 |
| | | C | 589 |
| | 5樓至12樓 | A | 1,326 |
| | | B | 1,168 |
| | | C | 589 |
| | 15樓至23樓 | A | 1,326 |
| | | B | 1,168 |
| | | C | 589 |
| | 25樓至32樓 | A | 1,326 |
| | | B | 1,168 |
| | | C | 589 |
| | 33樓 | A | 1,843 |
| | | C | 589 |
| 2 | 2樓至3樓 | A | 1,089 |
| | | B | 931 |
| | 5樓至12樓 | A | 1,089 |
| | | B | 931 |
| | 15樓至23樓 | A | 1,089 |
| | | B | 931 |
| | 25樓至32樓 | A | 1,089 |
| | | B | 931 |
| | 33樓 | A | 1,097 |
| | | B | 934 |

| 座數 | 樓層 | 單位 | 分配予每個住宅單位的不分割份數的數目 |
|----|---------|----|--------------------|
| 3 | 2樓至3樓 | A | 1,024 |
| | | B | 1,008 |
| | | C | 326 |
| | | D | 326 |
| | 5樓至12樓 | A | 1,024 |
| | | B | 1,008 |
| | | C | 326 |
| | | D | 326 |
| | 15樓至23樓 | A | 1,024 |
| | | B | 1,008 |
| | | C | 326 |
| | | D | 326 |
| | 25樓至32樓 | A | 1,024 |
| | | B | 1,008 |
| | | C | 326 |
| | | D | 326 |
| | 33樓 | A | 1,586 |
| | | C | 326 |
| | | D | 326 |
| 5 | 2樓至3樓 | A | 1,283 |
| | | B | 1,283 |
| | 5樓至12樓 | A | 1,283 |
| | | B | 1,283 |
| | 15樓至23樓 | A | 1,283 |
| | | B | 1,283 |
| | 25樓至32樓 | A | 1,283 |
| | | B | 1,283 |
| | 33樓 | A | 1,284 |
| | | B | 1,285 |

| 座數 | 樓層 | 單位 | 分配予每個住宅單位的不分割份數的數目 |
|----|---------|----|--------------------|
| 6 | 2樓至3樓 | A | 1,008 |
| | | B | 1,038 |
| | | C | 326 |
| | | D | 326 |
| | 5樓至6樓 | A | 1,008 |
| | | B | 1,038 |
| | | C | 326 |
| | | D | 326 |
| | 7樓至12樓 | A | 1,008 |
| | | B | 1,024 |
| | | C | 326 |
| | | D | 326 |
| | 15樓至23樓 | A | 1,008 |
| | | B | 1,024 |
| | | C | 326 |
| | | D | 326 |
| | 25樓至32樓 | A | 1,008 |
| | | B | 1,024 |
| | | C | 326 |
| | | D | 326 |
| | 33樓 | A | 1,586 |
| | | C | 326 |
| | | D | 326 |
| 7 | 5樓至12樓 | A | 931 |
| | | B | 1,089 |
| | 15樓至23樓 | A | 931 |
| | | B | 1,089 |
| | 25樓至30樓 | A | 931 |
| | | B | 1,089 |
| | 31樓 | A | 934 |
| | | B | 1,097 |

| 座數 | 樓層 | 單位 | 分配予每個住宅單位的不分割份數的數目 |
|-----------------|---------|----|--------------------|
| 8 | 5樓至12樓 | A | 1,169 |
| | | B | 1,205 |
| | | C | 326 |
| | | D | 326 |
| | 15樓至23樓 | A | 1,169 |
| | | B | 1,205 |
| | | C | 326 |
| | | D | 326 |
| | 25樓至30樓 | A | 1,169 |
| | | B | 1,205 |
| | | C | 326 |
| | | D | 326 |
| Harbour Mansion | 31樓 | A | 1,793 |
| | | C | 326 |
| | | D | 326 |
| | 3樓 | A | 851 |
| | | B | 776 |
| | | C | 842 |
| | 5樓 | A | 835 |
| | | B | 776 |
| | | C | 842 |
| | 6樓 | A | 869 |

備註：

(1) 第1座、第2座、第3座、第5座、第6座、第7座及第8座不設4樓、13樓、14樓及24樓。

(2) 第1座33樓不設B單位；第3座33樓不設B單位；第6座33樓不設B單位；及第8座31樓不設B單位。

(3) Harbour Mansion不設4樓。

(4) 不設第4座。

C. 有關發展項目的管理人的委任年期

受限於條例的規定，公契管理人將獲委任為管理該土地及發展項目首任管理人，其最初任期為由公契的日期起計兩年，其後繼續管理發展項目至其委任根據公契條款終止為止。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

管理人將按下列原則決定每個住宅單位的業主須分擔管理開支的款額：

- (a) 發展項目每個單位業主須按他的單位獲分配的管理份數數目對發展項目所有單位的管理份數總數之比例分擔屋苑管理預算評估的款項；及
- (b) 每個業主除了按 (a) 款應付的款項外，還須就他作為業主擁有的每個住宅單位按他的住宅單位獲分配的管理份數數目對發展項目所有住宅單位的管理份數總數之比例分擔住宅管理預算評估的款項。

E. 計算管理費按金的基準

管理費按金金額相等於第一年預算管理開支之每月分擔款項的3個月款項。

F. 擁有人在發展項目中保留作自用的範圍 (如有)

不適用。

備註：

- (1) 除售樓說明書另作定義，以上使用的專有詞語具有公契內該詞語的相同意義。
- (2) 請參閱公契的最新擬稿以了解全部詳情。公契的最新擬稿在售樓處的開放時間內可供免費查閱，並可在支付所需的影印費用後獲取公契最新擬稿的副本。

A. **Common parts of the Development**

According to the latest draft Deed of Mutual Covenant incorporating Management Agreement (“DMC”) in respect of the Development:

1. **“Common Areas and Facilities”** means all of the Common Areas and all of the Common Facilities; **“Common Areas”** means all of the Car Park Common Areas, the Estate Common Areas and the Residential Common Areas; and **“Common Facilities”** means all of the Car Park Common Facilities, the Estate Common Facilities and the Residential Common Facilities.
2. **“Car Park 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 Car Parks (which areas or parts are subject to the easements, rights and privileges enjoyed by the Owners of the Residential Units as mentioned in Clause A1(b) of Section III of the DMC and by the Owner of the Commercial Accommodation as mentioned in Clause C1(b) of Section III of the DMC respectively) and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which include, without limiting the generality of the foregoing, (i) ramps and driveways (other than those forming part of the Estate Common Areas), (ii) external walls which are for the purpose of identification shown coloured indigo on the ELEVATION 1 & 2 FOR PODIUM plan (certified as to its accuracy by the Authorized Person) annexed to the DMC, (iii) the inner half of any slab, floor slab, wall, partition wall, common fence wall or common parapet wall separating any part of the Car Park Common Areas from other part or parts of the Development and facing the Car Park Common Areas, (iv) firemen’s lift lobby(ies) (excluding those forming part of the Commercial Accommodation and the Residential Common Areas) which are for the purpose of identification shown coloured indigo and marked “F.LOB” on the BASEMENT 2 FLOOR PLAN and BASEMENT 1 FLOOR PLAN (certified as to its/their accuracy by the Authorized Person) annexed to the DMC and (v) such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance but shall exclude the Commercial Accommodation, the Estate Common Areas and the Residential Common Areas. Car Park Common Areas are for the purpose of identification shown coloured indigo on the plan(s) (certified as to its/their accuracy by the Authorized Person) annexed to the DMC.

“Car Park Common Facilities” means all those installations and facilities in the Car Park Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Car Parks (which installations and facilities are subject to the easements, rights and privileges enjoyed by the Owners of the Residential Units as mentioned in Clause A1(b) of Section III of the DMC and by the Owner of the Commercial Accommodation as mentioned in Clause C1(b) of Section III of the DMC respectively) 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 the CCTV system (including but not limited to the CCTV camera(s) referred to in Clause 12 of Subsection C of Section V of the DMC), 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), but excluding the Non-Common EV Facilities.

3. **“Estate 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 DMC or otherwise to the First Owner or the Owner of any individual Unit and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which include, without limiting the generality of the foregoing:

- (i) guard rooms, management office, caretaker quarter and Owners’ Committee office;
- (ii) plant and machine room(s), columns, beams, slabs and other structural elements and supports (that do not form part of the Commercial Accommodation, Car Park Common Areas, Residential Units and Residential Common Areas), and such part of the sewerage disposal system located within the Land;

- (iii) protected lobby(ies) to a required staircase (excluding those forming part of the Commercial Accommodation and those forming part of the Residential Common Areas);
- (iv) refuse storage and material recovery chamber which is for the purpose of identification shown coloured yellow and marked “REFUSE STORAGE & MATERIAL RECOVERY CHAMBER” on the BASEMENT 1 FLOOR PLAN (certified as to its accuracy by the Authorized Person) annexed to the DMC and the parking space for refuse collection operation situated therein;
- (v) external walls of the Development (not forming part of the Car Park Common Areas, the Commercial Accommodation, the Residential Units and the Residential Common Areas) which are for the purpose of identification shown coloured yellow on the ELEVATION 1 & 2 FOR PODIUM and ELEVATION 3 & 4 FOR PODIUM plans (certified as to their accuracy by the Authorized Person) annexed to the DMC;
- (vi) (where there is any slab, floor slab, wall, partition wall, common fence wall or common parapet wall which separates the Estate Common Areas from other parts of the Development) the inner half of such slab, floor slab, wall, partition wall, common fence wall or common parapet wall facing the Estate Common Areas;
- (vii) the Greenery Area (excluding those Greenery Area forming part of the Residential Common Areas);
- (viii) flat roof(s) (excluding those forming part of the Residential Common Areas or the Residential Units) and roof(s) (excluding those forming part of the Residential Common Areas);
- (ix) areas for the installation or use of aerial broadcast distribution or telecommunications network facilities (excluding those forming part of the Commercial Accommodation) which are for the purpose of identification shown coloured yellow and marked “TBE ROOM” and “CONCRETE PLINTH FOR ANTENNA” on the plan(s) (certified as to its/their accuracy by the Authorized Person) annexed to the DMC; and
- (x) such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance but shall exclude the Car Park Common Areas and the Residential Common Areas.

Estate Common Areas are for the purpose of identification shown coloured yellow, yellow stippled black and dashed grey on the plan(s) (certified as to its/their accuracy by the Authorized Person) annexed to the DMC.

“Estate Common Facilities” means all those installations and facilities in the Estate 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 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 Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Development, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Development.

4. **“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 other than to the Manager on trust for the benefit of all Owners and which, without limiting the generality of the foregoing, include:-

- (i) the Recreational Facilities;
- (ii) the Visitors’ Parking Spaces (which include all the Parking Spaces for Disabled Persons);
- (iii) the Residential Loading and Unloading Spaces;
- (iv) the Bicycle Parking Spaces;
- (v) the Greenery Area (excluding those forming part of the Estate Common Areas);

- (vi) canopies, flat roofs (excluding those forming part of the Estate Common Areas or the Residential Units), roofs (excluding those forming part of the Estate Common Areas), refuge roofs, air-conditioning platforms, firemen's lift lobby(ies) (excluding those forming part of the Commercial Accommodation and the Car Park Common Areas) which are for the purpose of identification shown coloured green and marked "F.LOB" on the BASEMENT 2 FLOOR PLAN, BASEMENT 1 FLOOR PLAN, GROUND FLOOR PLAN, 1ST FLOOR PLAN, 2ND FLOOR PLAN, 3RD FLOOR PLAN FOR TOWER 1 TO 8 & 5TH FLOOR PLAN FOR HARBOUR MANSION, 7TH FLOOR PLAN FOR TOWER 1 TO 6 & 5TH FLOOR PLAN FOR TOWER 7 & 8 & ROOF PLAN FOR HARBOUR MANSION, 2/F PLAN OF TOWER 1, 3/F – 32/F PLAN OF TOWER 1 & 2/F – 32/F PLAN OF TOWER 2 & 3, 33/F PLAN OF TOWER 1 – 3, 2/F – 32/F PLAN OF TOWER 5 & 6, 33/F PLAN OF TOWER 5 & 6, 5/F – 30/F PLAN OF TOWER 7 & 8 and 31/F PLAN OF TOWER 7 & 8 (certified as to its/their accuracy by the Authorized Person) annexed to the DMC, protected lobby(ies) to a required staircase (excluding those forming part of the Estate Common Areas and those forming part of the Commercial Accommodation);

- (vii) the external walls of the Residential Units and the external walls of the Residential Common Areas not forming part of the Commercial Accommodation, Car Park Common Areas, Estate Common Areas and Residential Units which are for the purpose of identification shown coloured green on the ELEVATION 1 & 2 FOR PODIUM and ELEVATION 3 & 4 FOR PODIUM plans (certified as to their accuracy by the Authorized Person) annexed to the DMC, and including the architectural features and fins thereon

BUT excluding:

- (a) the glass balustrades, metal balustrades or railings of the balconies, utility platforms or flat roofs which form part of the relevant Residential Units;
- (b) the external claddings enclosing and facing a balcony which form part of the relevant Residential Unit; and
- (c) such pieces of glass panels wholly enclosing or fronting a Residential Unit and the openable parts of the curtain wall structures of the Development 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;
- (viii) acoustic door (baffle type), acoustic window (baffle type) and fixed glazing with maintenance window forming part of the Approved Noise Mitigation Measures (excluding those forming part of the Residential Units);
- (ix) the inner half of any slab, floor slab, wall (being neither load bearing walls nor structural supports), partition wall (being neither load bearing walls nor structural supports), common fence wall (being neither load bearing walls nor structural supports) separating any part of the Residential Common Areas from a Residential Unit and facing the Residential Common Areas;
- (x) the inner half of any slab, floor slab, wall, partition wall, common fence wall or common parapet wall (a) separating any part of the Residential Common Areas from any part of the Car Park Common Areas or any part of the Commercial Accommodation or any part of the Estate Common Areas (as the case may be) and (b) facing the Residential Common Areas;
- (xi) access and working space for operating CCTV imaging device for inspection of the concealed drainage pipes;
- (xii) automatic meter reading rooms housing the AMR Outstation(s) (other than those forming part of the Commercial Accommodation); and
- (xiii) such areas within the meaning of "common parts" as defined in Section 2 of the Ordinance but shall exclude the Car Park Common Areas and the Estate Common Areas.

Residential Common Areas are for the purpose of identification shown coloured green, green and marked with black crosses, green stippled black and dashed violet on the plan(s) (certified as to its/their accuracy by the Authorized Person) annexed to the DMC.

"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, and the Recreational Facilities.

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

| Tower | Floor | Flat | No. of Undivided Shares allocated to each Residential Unit |
|-------|-------------|------|--|
| 1 | 2/F | A | 1,326 |
| | | B | 1,168 |
| | 3/F | A | 1,326 |
| | | B | 1,168 |
| | | C | 589 |
| | 5/F – 12/F | A | 1,326 |
| | | B | 1,168 |
| | | C | 589 |
| | 15/F – 23/F | A | 1,326 |
| | | B | 1,168 |
| | | C | 589 |
| | 25/F – 32/F | A | 1,326 |
| | | B | 1,168 |
| | | C | 589 |
| 2 | 2/F – 3/F | A | 1,089 |
| | | B | 931 |
| | 5/F – 12/F | A | 1,089 |
| | | B | 931 |
| | 15/F – 23/F | A | 1,089 |
| | | B | 931 |
| | 25/F – 32/F | A | 1,089 |
| | | B | 931 |
| | 33/F | A | 1,097 |
| | | B | 934 |

| Tower | Floor | Flat | No. of Undivided Shares allocated to each Residential Unit |
|-------|-------------|------|--|
| 3 | 2/F – 3/F | A | 1,024 |
| | | B | 1,008 |
| | | C | 326 |
| | | D | 326 |
| | 5/F – 12/F | A | 1,024 |
| | | B | 1,008 |
| | | C | 326 |
| | | D | 326 |
| | 15/F – 23/F | A | 1,024 |
| | | B | 1,008 |
| | | C | 326 |
| | | D | 326 |
| | 25/F – 32/F | A | 1,024 |
| | | B | 1,008 |
| | | C | 326 |
| | | D | 326 |
| | 33/F | A | 1,586 |
| | | C | 326 |
| | | D | 326 |
| 5 | 2/F – 3/F | A | 1,283 |
| | | B | 1,283 |
| | 5/F – 12/F | A | 1,283 |
| | | B | 1,283 |
| | 15/F – 23/F | A | 1,283 |
| | | B | 1,283 |
| | 25/F – 32/F | A | 1,283 |
| | | B | 1,283 |
| | 33/F | A | 1,284 |
| | | B | 1,285 |

| Tower | Floor | Flat | No. of Undivided Shares allocated to each Residential Unit |
|-------|-------------|------|--|
| 6 | 2/F – 3/F | A | 1,008 |
| | | B | 1,038 |
| | | C | 326 |
| | | D | 326 |
| | 5/F – 6/F | A | 1,008 |
| | | B | 1,038 |
| | | C | 326 |
| | | D | 326 |
| | 7/F – 12/F | A | 1,008 |
| | | B | 1,024 |
| | | C | 326 |
| | | D | 326 |
| | 15/F – 23/F | A | 1,008 |
| | | B | 1,024 |
| | | C | 326 |
| | | D | 326 |
| | 25/F – 32/F | A | 1,008 |
| | | B | 1,024 |
| | | C | 326 |
| | | D | 326 |
| | 33/F | A | 1,586 |
| | | C | 326 |
| | | D | 326 |
| 7 | 5/F – 12/F | A | 931 |
| | | B | 1,089 |
| | 15/F – 23/F | A | 931 |
| | | B | 1,089 |
| | 25/F – 30/F | A | 931 |
| | | B | 1,089 |
| | 31/F | A | 934 |
| | | B | 1,097 |

| Tower | Floor | Flat | No. of Undivided Shares allocated to each Residential Unit |
|-----------------|-------------|------|--|
| 8 | 5/F – 12/F | A | 1,169 |
| | | B | 1,205 |
| | | C | 326 |
| | | D | 326 |
| | 15/F – 23/F | A | 1,169 |
| | | B | 1,205 |
| | | C | 326 |
| | | D | 326 |
| | 25/F – 30/F | A | 1,169 |
| | | B | 1,205 |
| | | C | 326 |
| | | D | 326 |
| | 31/F | A | 1,793 |
| | | C | 326 |
| | | D | 326 |
| Harbour Mansion | 3/F | A | 851 |
| | | B | 776 |
| | | C | 842 |
| | 5/F | A | 835 |
| | | B | 776 |
| | | C | 842 |
| | 6/F | A | 869 |

Notes:

- (1) There is no designation of 4/F, 13/F, 14/F and 24/F in Tower 1, Tower 2, Tower 3, Tower 5, Tower 6, Tower 7 and Tower 8.
- (2) There is no designation of Flat B on 33/F of Tower 1; Flat B on 33/F of Tower 3; Flat B on 33/F of Tower 6; and Flat B on 31/F of Tower 8.
- (3) There is no designation of 4/F in Harbour Mansion.
- (4) There is no designation of Tower 4.

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

Subject to the provisions of the Ordinance, the DMC Manager will be appointed as the first manager to manage the Land and the Development for the initial term of TWO years from the date of the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

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

The Manager shall determine the amount which each Owner of a Residential Unit shall contribute towards the management expenses in accordance with the following principles:

- (a) Each Owner of a Unit of the Development shall contribute to the amount assessed under the Estate Management Budget in the proportion which the number of the Management Shares allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development; and
- (b) Each Owner in addition to the amount payable under (a) shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under the Residential Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development.

E. Basis on which the management fee deposit is fixed

The amount of management fee deposit is equivalent to 3 months' monthly contribution of the first year's budgeted management expenses.

F. Area (if any) in the development retained by the owner for that owner's own use

Not applicable.

Notes:

- (1) Unless otherwise defined in this sales brochure, capitalized terms used in the above shall have the same meanings of such terms in the DMC.
- (2) For full details, please refer to the latest draft of the DMC which is free for inspection during opening hours at the sales office. A copy of the latest draft DMC is available upon request and payment of the necessary photocopying charges.