

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

A. 發展項目的公用部分

1. 「公用地方與設施」統指「公用地方」及「公用設施」。
2. 「公用地方」統指「屋苑公用地方」及「住宅公用地方」，每類公用地方在適用的情況下包括在《建築物管理條例》第 2 條所列出「公用部分」的定義所包含的適當及有關部分，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契或契約內所定義的該等商業發展項目公用地方 (如有的話)。
3. 「公用設施」統指「屋苑公用設施」及「住宅公用設施」，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契或契約內所定義的該等商業發展項目公用設施 (如有的話)。
4. 「屋苑公用地方」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑部分，受公契的條款所約束及所有現存的權利及通行權所規限，每位擁有人及佔用人可與屋苑其他擁有人及佔用人共用該等部分，當中包括但不限於：-
 - (a) 不屬於或構成商業發展項目或住宅發展項目一部分的該等地基、柱、樑、樓板及其他結構性支承物及元素；
 - (b) 斜坡及護土牆；
 - (c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；
 - (d) 在附於公契的圖則上顯示為「屋苑公用地方」而非構成商業發展項目及住宅發展項目一部分的屋苑外牆 (包括在外牆上的玻璃幕牆及簷篷、建築鱗片及在其上的特色)；
 - (e) 所有在附於公契的圖則上顯示為「屋苑公用地方」的屋苑部分；
 - (f) 「黃色加黑交叉斜線範圍」；
 - (g) 位於屋苑地下的排水渠、表面溝道或沙井蓋下供屋苑整體而並非只供其任何個別單位或其任何部分所用的溝槽、污水管、排水渠、喉管及沙井；及
 - (h) 由第一擁有人按照公契的條款在任何時候指定用作「屋苑公用地方」的額外地方。

惟倘若情況適當，如 (i)任何《建築物管理條例》第 2條所列出「公用部分」的定義之 (a)段所包含的屋苑部分或 (ii) 任何《建築物管理條例》附表 1 所指明並包含於《建築物管理條例》第 2條所列出「公用部分」的定義之 (b) 段的屋苑部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成「屋苑公用地方」一部分。

5. 「屋苑公用設施」指擬供屋苑整體而並非只供其任何個別單位或其任何部分公用及共享的屋苑設施，受公契的條款所約束，每位擁有人及佔用人可與所有屋苑其他擁有人及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道 (特別是位於屋苑地下的排水渠、表面溝道或沙井蓋下供屋苑整體而並非只供其任何個別單位或其任何部分所用的溝槽、污水管、排水渠、喉管及沙井)、電纜、喉管、電線、導管、總沖廁水管、總食水管，基於保安理由而安裝在屋苑公共地方的閉路電視及其他設施及設備、屋苑機械設備和其他類似的裝置、設施或服務、低壓掣房、電纜設施及為屋苑提供電力的所有關連設施及輔助電力裝置、設備和設施、及由第一擁有人按照公契的條款在任何時候指定用作「屋苑公用設施」的額外裝置及設施。

6. 「住宅公用地方」指擬供住宅發展項目整體而並非只供個別住宅單位公用及共享的住宅發展項目部分，受公契的條款所約束，每位住宅單位的擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等部分，當中包括但不限於：-
 - (a) 在附於公契的圖則上顯示為「住宅公用地方」而非構成商業發展項目或屋苑公用地方位於二樓及以下的屋苑外牆；
 - (b) 不構成商業發展項目、屋苑公用地方或住宅單位位於二樓及以上的屋苑外牆，當中包括但不限於：-
 - (1) 在其上的建築鱗片及特色；
 - (2) 毗連住宅單位的冷氣機平台 (包括其百葉窗及 /或金屬支架 (如有的話))，或指定用作該用途的其他地方 (如有的話)；
 - (3) 屋苑的玻璃幕牆結構，包括但不限於豎框及面版 (但不包括 (i)玻璃幕牆結構可開啟的部分；及 (ii)完全包圍或面向一個住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關住宅單位的部分)。為免生疑問，任何構成屋苑玻璃幕牆結構一部分而非完全包圍一個住宅單位，反而伸延跨越兩個或以上住宅單位的玻璃嵌板則構成住宅公用地方一部分；及
 - (4) 位於主天台水平及以上的屋苑外牆，該主天台及其以上水平已在附於公契的圖則上顯示；
但不包括構成相關住宅單位的露台、工作平台或私人平台的玻璃欄杆、金屬欄杆或欄杆；
 - (c) 康樂設施；
 - (d) 管理員、看守員及管理公司職員的辦公室及 /或櫃台 (如有的話)，包括但不限於位於屋苑地下供管理員使用的櫃枱；
 - (e) 所有在附於公契的圖則上顯示為「住宅公用地方」的屋苑部分；及
 - (f) 由第一擁有人按照公契的條款在任何時候指定用作「住宅公用地方」的額外地方。

惟倘若情況適當，如 (i) 任何《建築物管理條例》第 2條所列出「公用部分」的定義之 (a)段所包含的屋苑部分或 (ii) 任何《建築物管理條例》附表 1所指明並包含於《建築物管理條例》第 2條所列出「公用部分」的定義之 (b) 段的屋苑部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成「住宅公用地方」一部分。

7. 「住宅公用設施」指擬供住宅發展項目整體而並非只供個別住宅單位公用及共享的屋苑設施，受公契的條款所約束，每位住宅單位的擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等設施，當中包括但不限於所有設於住宅公用地方指定的升降機、電線、電纜、導管、喉管、排水渠、基於保安理由而安裝在住宅公用地方的閉路電視及其他設施及設備、位於康樂設施的運動及康樂設施，專屬住宅發展項目的所有機電裝置及設備，以及由第一擁有人按照公契的條款在任何時候指定用作「住宅公用設施」的額外裝置及設施。
8. 「黃色加黑交叉斜線範圍」指構成「屋苑公用地方」一部分的地方，並在附於公契的圖則上用黃色加黑交叉斜線顯示僅作識別之用，而該圖則的準確性已獲認可人士核實。該「黃色加黑交叉斜線範圍」亦以黃色加黑交叉斜線顯示在本售樓說明書內「有關資料」部分最後的圖則上，僅為識別目的。

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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

樓層* \ 室	A	B	C	D
2樓	243 / 25,000	163 / 25,000	172 / 25,000	243 / 25,000
3樓 -25樓	280 / 25,000	200 / 25,000	190 / 25,000	260 / 25,000
26樓 -30樓	430 / 25,000	420 / 25,000	-	-

*備註：不設 4樓、13樓、14樓及 24樓。

C. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止其管理人的委任為止。

D. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理費(包括管理人費用)。該應繳的份額比例，應與分配給該擁有人住宅單位的管理份數佔分配給發展項目內所有住宅單位的總管理份數的比例相同。

E. 計算管理費按金的基準

管理費按金相等於每個擁有人就其單位按首個住宅管理預算案釐定而須繳交的三個月管理費。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

註：除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

A. THE COMMON PARTS OF THE DEVELOPMENT

1. "Common Areas and Facilities" means collectively the Common Areas and the Common Facilities.
2. "Common Areas" means collectively the Estate Common Areas and the Residential Common Areas, each of which Common Areas shall, where applicable, include those appropriate and relevant common parts covered by the definition of "common parts" set out in section 2 of the BMO, and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common areas (if any) as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.
3. "Common Facilities" means collectively the Estate Common Facilities and the Residential Common Facilities, and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common facilities (if any) as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.
4. "Estate Common Areas" means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to:
 - (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Commercial Development or the Residential Development;
 - (b) the Slopes and Retaining Walls;
 - (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
 - (d) those parts of the external walls of the Estate (including the curtain walls and canopies thereof, architecture fins and features thereon) not forming part of the Commercial Development and the Residential Development, and shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
 - (e) all those areas of the Estate shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
 - (f) the Yellow Cross-hatched Black Areas;
 - (g) the trenches, sewers, drains, pipes and manholes underneath the drain, surface channel or manhole covers on the ground floor of the Estate and serving the Estate as a whole and not just any particular Unit or any particular part thereof; and
 - (h) such additional areas of the Estate as may at any time be designated as the Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.

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5. "Estate Common Facilities" means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, sewers, drains, pipes and manholes underneath the drain, surface channel or manhole covers on the ground floor of the Estate serving the Estate as a whole and not just any particular Unit or any particular part thereof), cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, the low voltage switch room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

6. "Residential Common Areas" means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to: -

- (a) those parts of the external walls of the Estate on and below 2nd floor not forming part of the Commercial Development or the Estate Common Areas and shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (b) those parts of the external walls of the Estate on and above 2nd floor not forming part of the Commercial Development, the Estate Common Areas or the Residential Units 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;
 - (3) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas; and
 - (4) the external walls of the Estate at and above main roof level which levels at and above the main roof level are shown on the plans annexed to the Deed of Mutual Covenant;

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms or private flat roofs which form parts of the relevant Residential Units;

- (c) the Recreational Facilities;
- (d) office and/or counter for caretakers, watchmen and management staff (if any) including but not limited to the management counter on the ground floor;
- (e) all those areas of the Estate shown as the Residential Common Areas on the plans annexed to the Deed of

Mutual Covenant; and

- (f) such additional areas of the Estate as may at any time be designated as the Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas.

7. "Residential Common Facilities" means all those facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to all lifts designated in the Residential Common Areas, wires, cables, ducts, pipes, drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional devices and facilities of the Estate as may at any time be designated as the Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

8. "Yellow Cross-hatched Black Areas" means those areas forming part of the Estate Common Areas and for the purpose of identification only shown and coloured yellow cross-hatched black on the plan annexed to the Deed of Mutual Covenant and the accuracy of such plan is certified by or on behalf of the Authorized Person. The said "Yellow Cross-hatched Black Areas" is also for the purpose of identification only shown and coloured yellow cross-hatched black on the plan at the end of the "Relevant Information" section in this sales brochure.

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B. THE NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE DEVELOPMENT

Floor* \ Flat	A	B	C	D
2/F	243 / 25,000	163 / 25,000	172 / 25,000	243 / 25,000
3/F - 25/F	280 / 25,000	200 / 25,000	190 / 25,000	260 / 25,000
26/F - 30/F	430 / 25,000	420 / 25,000	-	-

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

C. THE TERM OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until the termination of the Manager's appointment in accordance with the provisions thereof.

D. THE BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

The Owner of each Residential Unit shall contribute towards the Management Charges (including the Manager's Fee) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the development.

E. THE BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

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

F. THE AREA (IF ANY) IN THE DEVELOPMENT RETAINED BY THE OWNER FOR THAT OWNER'S OWN USE

Not applicable.

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.