

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

第一業主(即：市區重建局)、公契管理人及發展項目的一位業主將訂立有關發展項目的公契及管理協議(「公契」)。

A. 發展項目的公用部分

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。「**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(定義見公契)及發展項目中指定供停車位(定義見公契)業主(定義見公契)及佔用人共同使用與享用，而並非特別轉讓(除了轉讓予管理人(定義見公契)，由管理人以信託形式為全體業主的利益持有外)的所有該等區域或部分(該等區域或部分須分別受制於公契第三章第A1(b)條提述住宅單位(定義見公契)業主和公契第三章第C1(b)條提述商業部分(定義見公契)業主享有的地役權、權利及特權)。在不限制上述一般適用範圍下，包括(i)坡道和車道及(ii)在公契附錄的圖則(圖則編號DMC-011和DMC-013)(經認可人士(定義見公契)核實為準確)上以灰色顯示以資識別的外牆、(iii)分隔停車場公用地方任何部分與住宅公用地方任何部分並面向停車場公用地方的任何平板、樓板、牆或間隔牆的內半部分、(iv)分隔停車場公用地方任何部分與屋苑公用地方任何部分並面向停車場的公用地方的任何平板、樓板、牆或間隔牆的內半部分及(v)該條例(定義見公契)第2條所定義的「公用部分」所指的該等區域，但不包括屋苑公用地方及住宅公用地方。停車場公用地方在公契附錄的圖則(經認可人士核實為準確)上以灰色顯示，以資識別。
3. 「**停車場公用設施**」指在停車場公用地方內由停車位業主及佔用人共同享用，或安裝供他們共同享用，而並非供任何個別停車位獨家使用或享用或發展項目整體使用或享用的所有該等裝置及設施(該等裝置及設施須分別受制於公契第三章第A1(b)條提述住宅單位業主和公契第三章第C1(b)條提述商業部分業主享有的地役權、權利及特權)。在不限制上述一般適用範圍下，包括專門服務發展項目停車場之整體而非只是其中任何特定部分的機電裝置及設備(如有)，以及為根據《道路交通條例》(香港法例第374章)發牌的電動汽車作充電目的或與之有關的所有該等設施，此類設施包括但不限於電線/電纜、管道/線槽、帶底座盒的電動汽車充電器、插座、鎖具和蓋板、安裝在充電樁上的電動汽車充電器(如有)和其他安全及/或保護裝置、充電站、設備、器具及此類其他電氣裝置或其他用於或與此類目的相關的其他裝置。

4. 「**屋苑公用地方**」指該土地及發展項目中指定供單位(定義見公契)業主及佔用人共同使用與享用，而該使用權不是由公契或以其他方式提供予第一業主或任何個別單位的業主，亦並非特別轉讓(除了轉讓予管理人，由管理人以信託形式為全體業主的利益持有外)的所有該等區域或部分。在不限制上述一般適用範圍下，包括：
 - (i) 機房、柱、樑、平板和其他結構元件及支撐(不構成商業部分、停車場公用地方及住宅公用地方的一部分)，以及位於該土地內的污水處理系統的該等部分；
 - (ii) 在公契附錄的圖則(圖則編號DMC-001、DMC-002和DMC-004)(經認可人士核實為準確)上以黃色顯示並標示為"FIREMEN'S LIFT LOBBY"以資識別的消防員升降機大堂(構成商業部分和住宅公用地方一部分的除外)和在公契附錄的圖則(圖則編號DMC-001、DMC-002、DMC-003和DMC-004)(經認可人士核實為準確)上以黃色顯示並標示為"PL"以資識別的前往規定樓梯的防護大堂(構成商業部分和住宅公用地方一部分的除外)；
 - (iii) 在公契附錄的地庫一層圖則(經認可人士核實為準確)上以黃色顯示並標示為"RS&MRC"以資識別的垃圾及物料回收房；
 - (iv) 在公契附錄的圖則(圖則編號DMC-011、DMC-012和DMC-013)(經認可人士核實為準確)上以黃色及黃色加黑點顯示以資識別的發展項目的外牆(不構成停車場公用地方、商業部分、住宅單位及住宅公用地方的一部分)；
 - (v) (凡有任何平板、樓板、牆或間隔牆將屋苑公用地方與發展項目的其他部分隔開)該等平板、樓板、牆或間隔牆面對屋苑公用地方的內半部分；
 - (vi) 綠化區域(定義見公契)(包括垂直綠化區域，但不包括構成商業部分一部分的綠化區域)；
 - (vii) 公契/管理工作枱(定義見公契)；
 - (viii) 該條例第2條所定義的「公用部分」所指的該等區域，但不包括停車場公用地方和住宅公用地方。

屋苑公用地方在公契附錄的圖則(經認可人士核實為準確)上以黃色及黃色加黑點顯示，以資識別。

5. 「**屋苑公用設施**」指屋苑公用地方內的所有裝置和設施，由所有單位共同使用或為所有單位的共同利益而安裝，作為其設施的一部分，而不是供任何個別單位獨家享用，在不限制上述一般適用範圍下，包括公用天線、所有訊號接收器、下水道、排水渠、雨水渠、水道、電纜、喉管、電線、管道、總沖廁水管、總食水管、閉路電視、沙井及其他為保安目的安裝於屋苑公用地方的設施和設備、發展項目的機器與設備及其他類似裝置、設施或服務、變壓器室、電纜設施及所有相關設施及輔助電力裝置設備及為發展項目供電的設施。

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

6. 「住宅公用地方」指該土地和發展項目中指定供住宅單位的業主和佔用人共同使用與享用，而該使用權不是由公契或以其他方式提供予第一業主或任何個別住宅單位的業主，亦並非特別轉讓(除了轉讓予管理人，由管理人以信託形式為全體業主的利益持有外)的所有該等區域或部分。在不限制上述一般適用範圍下，包括：
- (i) 康樂設施(定義見公契)；
 - (ii) 訪客停車位(定義見公契)(其中位於發展項目地庫二層的29號車位亦為傷殘人士停車位(定義見公契))；
 - (iii) 住宅上落貨停車位(定義見公契)；
 - (iv) 有蓋園景區(定義見公契)；
 - (v) 管道、簷篷、平台(構成住宅單位一部分除外)、在公契附錄的圖則(圖則編號DMC-002、DMC-005、DMC-006、DMC-007和DMC-009)(經認可人士核實為準確)上以綠色顯示並標示為"FIREMEN'S LIFT LOBBY"以資識別的消防員升降機大堂(構成屋苑公用地方和商業部分的一部分除外)、在公契附錄的圖則(圖則編號DMC-005、DMC-006、DMC-007和DMC-009)(經認可人士核實為準確)上以綠色顯示並標示為"PL"以資識別的前往規定樓梯的防護大堂(構成屋苑公用地方和商業部分的一部分除外)，以及在公契附錄的五樓圖則(經認可人士核實為準確)上以綠色顯示並標示為"TBE ROOM"以資識別的安裝或使用天線廣播分配或電訊網絡設施的區域(構成商業部分的一部分除外)；
 - (vi) 在公契附錄的圖則(圖則編號DMC-011、DMC-012和DMC-013)(經認可人士核實為準確)上以綠色顯示以資識別的住宅單位的外牆及住宅公用地方的外牆(不構成商業部分、屋苑公用地方及住宅單位的一部分)，包括但不限於：
 - (1) 建築裝飾鰭及其上的設施；
 - (2) 發展項目的幕牆構築物，包括但不限於豎框、覆層及玻璃板(幕牆構築物的可開啟部分除外，該可開啟部分構成相關住宅單位的一部分)；及
 - (3) 在公契附錄的圖則(經認可人士核實為準確)上以綠色加黑斜線加黑點顯示以資識別的非結構預製外牆(為免生疑，不包括固定窗(如有)或可開啟窗(如有)或門(如有)，該固定窗或可開啟窗或門構成相關住宅單位一部分)但不包括構成有關住宅單位一部分的露台、組合露台和工作平台、平台或天台的玻璃欄杆、金屬欄杆或欄杆；
 - (vii) 在公契附錄的圖則(經認可人士核實為準確)上以綠色加紅斜線顯示以資識別的隔音鰭連吸音物料(構成經批准噪音緩解措施(定義見公契)的一部分)；
 - (viii) 分隔住宅公用地方任何部分與住宅單位並面向住宅公用地方的任何牆(既不是承重牆亦不是結構支撐)或間隔牆(既不是承重牆亦不是結構支撐)的內半部分；
 - (ix) (a)分隔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(視情況而定)商業部分的任何部分或(視情況而定)屋苑公用地方的任何部分及(b)面向住宅公用地方的任何平板、樓板、牆或間隔牆的內半部分；
 - (x) 在公契附錄的圖則(圖則編號DMC-006)(經認可人士核實為準確)上以綠色加紅交叉顯示以資識別的實心玻璃欄杆；
 - (xi) 在公契附錄的一樓圖則(經認可人士核實為準確)上以綠色顯示並標示為"VOID"以資識別的中空；及
 - (xii) 該條例第2條所定義的「公用部分」所指的該等區域，但不包括停車場公用地方及屋苑公用地方。

住宅公用地方在公契附錄的圖則(經認可人士核實為準確)上以綠色、綠色加黑斜線、綠色加黑交叉線、綠色加黑斜線加黑點、綠色加紅斜線及綠色加紅交叉標示，以資識別。

7. 「住宅公用設施」指在住宅公用地方內由所有住宅單位共同使用，或為所有住宅單位的共同利益而安裝，而並非供任何個別住宅單位獨家使用或享用或發展項目整體使用或享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括所有於住宅公用地方指定的升降機、電線、電纜、管道、水管、排水管、閉路電視及其他為保安目的而安裝在住宅公用地方的設施和設備，以及康樂設施。

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

分配予每個住宅單位的不分割份數

第1座

住宅單位	住宅單位的數量	分配予每個住宅單位的不分割份數的數目
7樓A單位連平台	1	357/130000
7樓B單位連平台	1	293/130000
7樓C單位連平台	1	305/130000
7樓D單位連平台	1	337/130000
7樓E單位連平台	1	262/130000
7樓F單位連平台	1	260/130000
7樓G單位連平台	1	264/130000
8樓至12樓A單位連組合露台及工作平台	5	382/130000
8樓至12樓B單位連組合露台及工作平台	5	311/130000
8樓至12樓C單位連組合露台及工作平台	5	314/130000
8樓至12樓 D單位連組合露台及工作平台	5	343/130000
8樓至12樓E單位連露台	5	262/130000
8樓至12樓F單位連露台	5	266/130000
8樓至12樓G單位連露台	5	262/130000

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

第1座

住宅單位	住宅單位的數量	分配予每個住宅單位的不分割份數的數目
15樓至23樓A單位連組合露台及工作平台	9	382/130000
15樓至23樓B單位連組合露台及工作平台	9	311/130000
15樓至23樓C單位連組合露台及工作平台	9	314/130000
15樓至23樓D單位連組合露台及工作平台	9	343/130000
15樓至23樓E單位連露台	9	262/130000
15樓至23樓F單位連露台	9	266/130000
15樓至23樓G單位連露台	9	262/130000
25樓至27樓A單位連組合露台及工作平台	3	382/130000
25樓至27樓B單位連組合露台及工作平台	3	311/130000
25樓至27樓C單位連組合露台及工作平台	3	314/130000
25樓至27樓D單位連組合露台及工作平台	3	343/130000
25樓至27樓E單位連露台	3	262/130000
25樓至27樓F單位連露台	3	266/130000
25樓至27樓G單位連露台	3	262/130000
28樓A單位連平台及天台	1	605/130000
28樓B單位連組合露台及工作平台、及天台	1	330/130000
28樓C單位連組合露台及工作平台、及天台	1	328/130000
28樓D單位連組合露台及工作平台、及天台	1	365/130000
28樓E單位連露台及天台	1	274/130000

第2座

住宅單位	住宅單位的數量	分配予每個住宅單位的不分割份數的數目
7樓A單位連平台	1	359/130000
7樓B單位連平台	1	290/130000
7樓C單位連平台	1	296/130000
7樓D單位連平台	1	337/130000
7樓E單位連露台及平台	1	269/130000
7樓F單位連平台	1	255/130000
7樓G單位連露台	1	262/130000
8樓至12樓A單位連組合露台及工作平台	5	382/130000
8樓至12樓B單位連組合露台及工作平台	5	311/130000
8樓至12樓C單位連組合露台及工作平台	5	314/130000
8樓至12樓D單位連組合露台及工作平台	5	343/130000
8樓至12樓E單位連露台	5	262/130000
8樓至12樓F單位連露台	5	266/130000
8樓至12樓G單位連露台	5	262/130000

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

第2座

住宅單位	住宅單位的數量	分配予每個住宅單位的不分割份數的數目
15樓至23樓A單位連組合露台及工作平台	9	382/130000
15樓至23樓B單位連組合露台及工作平台	9	311/130000
15樓至23樓C單位連組合露台及工作平台	9	314/130000
15樓至23樓D單位連組合露台及工作平台	9	343/130000
15樓至23樓E單位連露台	9	262/130000
15樓至23樓F單位連露台	9	266/130000
15樓至23樓G單位連露台	9	262/130000
25樓至27樓A單位連組合露台及工作平台	3	382/130000
25樓至27樓B單位連組合露台及工作平台	3	311/130000
25樓至27樓C單位連組合露台及工作平台	3	314/130000
25樓至27樓D單位連組合露台及工作平台	3	343/130000
25樓至27樓E單位連露台	3	262/130000
25樓至27樓F單位連露台	3	266/130000
25樓至27樓G單位連露台	3	262/130000

第2座

住宅單位	住宅單位的數量	分配予每個住宅單位的不分割份數的數目
28樓A單位連平台及天台	1	605/130000
28樓B單位連組合露台及工作平台、及天台	1	330/130000
28樓C單位連組合露台及工作平台、及天台	1	328/130000
28樓D單位連組合露台及工作平台、及天台	1	365/130000
28樓E單位連露台及天台	1	274/130000

註：樓層號數方面，第1座及第2座不設13樓、14樓及24樓。

C. 有關發展項目的管理人的委任年期

受限於該條例的規定，公契管理人將獲委任為管理該土地及發展項目的首任管理人，任期從公契之日起的首2年，其後繼續管理發展項目，直至按公契規定終止其委任。

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

- (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(定義見公契)數目佔發展項目所有單位獲分配的管理份數總數之比例分擔屋苑管理預算(定義見公契)評估的款項。
- (b) 每位業主除了支付以上(a)項應付的款項外，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佔發展項目所有住宅單位獲分配的管理份數總數之比例分擔住宅管理預算(定義見公契)評估的款項。

E. 計算管理費按金的基準

管理費按金的金額相等於第一個年度預算管理開支的每月分擔款項之3個月款項。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

註：

- 除非在本售樓說明書中另行定義，否則本公契的摘要英文本中以大楷顯示的用詞將等同於公契內的該用詞的意義。
- 詳情請參閱公契，公契的最新擬稿已備存於售樓處在開放時間內供免費查閱。公契的全文可應要求供查閱，而公契的最新擬稿的副本可在支付必要的影印費用後索取。

A Deed of Mutual Covenant incorporating Management Agreement (“DMC”) in respect of the Development will be entered into among the First Owner (i.e. URBAN RENEWAL AUTHORITY), the DMC Manager and an owner of the Development.

A. Common parts 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. “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 (as defined in the DMC) and the Development the right to the use of which is designated for the common use and benefit of the Owners (as defined in the DMC) and occupiers of the Car Parks (as defined in the DMC) (which areas or parts are subject to the easements, rights and privileges enjoyed by the Owners of the Residential Units (as defined in the DMC) as mentioned in Clause A1(b) of Section III of the DMC and by the Owner of the Commercial Accommodation (as defined in the DMC) as mentioned in Clause C1(b) of Section III of the DMC respectively) and is not otherwise specifically assigned other than to the Manager (as defined in the DMC) on trust for the benefit of all Owners and which include, without limiting the generality of the foregoing, (i) ramps and driveways and (ii) external walls which are for the purpose of identification shown coloured Grey on the plans (Plans Nos. DMC-011 and DMC-013) (certified as to its accuracy by the Authorized Person (as defined in the DMC)) annexed to the DMC, (iii) the inner half of any slab, floor slab, wall or partition wall separating any part of the Car Park Common Areas from any part of the Residential Common Areas and facing the Car Park Common Areas, (iv) the inner half of any slab, floor slab, wall or partition wall separating any part of the Car Park Common Areas from any part of the Estate Common Areas and facing the Car Park Common Areas and (v) such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance (as defined in the DMC) but shall exclude the Estate Common Areas and the Residential Common Areas. Car Park Common Areas are for the purpose of identification shown coloured Grey on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

3. **“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 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.
4. **“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 (as defined in the DMC) 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) 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 and Residential Common Areas), and such part of the sewage disposal system located within the Land;
 - (ii) firemen’s lift lobby(ies) (excluding those forming part of the Commercial Accommodation and those forming part of the Residential Common Areas) which are for the purpose of identification shown coloured Yellow and marked “FIREMEN’S LIFT LOBBY” on the plans (Plans Nos. DMC-001, DMC-002 and DMC-004)(certified as to their accuracy by the Authorized Person) annexed to the DMC, and protected lobby(ies) to a required staircase (excluding those forming part of the Commercial Accommodation and those forming part of the Residential Common Areas) which are for the purpose of identification shown coloured Yellow and marked “PL” on the plans (Plans Nos. DMC-001, DMC-002, DMC-003 and DMC-004) (certified as to their accuracy by the Authorized Person) annexed to the DMC;

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

- (iii) refuse storage and material recovery chamber which is for the purpose of identification shown coloured Yellow and marked "RS&MRC" on the BASEMENT 1 DMC PLAN (certified as to its accuracy by the Authorized Person) annexed to the DMC;
 - (iv) 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 and Yellow stippled Black on the plans (Plans Nos. DMC-011, DMC-012 and DMC-013) (certified as to their accuracy by the Authorized Person) annexed to the DMC;
 - (v) (where there is any slab, floor slab, wall or partition wall which separates the Estate Common Areas from other parts of the Development) the inner half of such slab, floor slab, wall or partition wall facing the Estate Common Areas;
 - (vi) Greenery Areas (as defined in the DMC) (including vertical green but excluding those Greenery Areas forming part of the Commercial Accommodation);
 - (vii) the DMC/Management Counter (as defined in the DMC);
 - (viii) 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 and Yellow stippled Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.
5. **"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.
6. **"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 (as defined in the DMC);
 - (ii) the Visitors' Parking Spaces (as defined in the DMC) (among which the space No.29 on Basement 2 of the Development is also a Parking Space for the Disabled Persons (as defined in the DMC));

- (iii) the Residential Loading and Unloading Spaces (as defined in the DMC);
- (iv) the Covered Landscaped Areas (as defined in the DMC);
- (v) pipe ducts, canopies, flat roofs (excluding those forming part of the Residential Units), firemen's lift lobby(ies) (excluding those forming part of the Estate Common Areas and those forming part of the Commercial Accommodation) which are for the purpose of identification shown coloured Green and marked "FIREMEN'S LIFT LOBBY" on the plans (Plans Nos. DMC-002, DMC-005, DMC-006, DMC-007 and DMC-009) (certified as to 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) which are for the purpose of identification shown coloured Green and marked "PL" on the plans (Plans Nos. DMC-005, DMC-006, DMC-007 and DMC-009) (certified as to their accuracy by the Authorized Person) annexed to the DMC, and 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 Green and marked "TBE ROOM" on 5/F DMC PLAN (certified as to its accuracy by the Authorized Person) annexed to the DMC;
- (vi) the external walls of the Residential Units and the external walls of the Residential Common Areas not forming part of the Commercial Accommodation, Estate Common Areas and Residential Units which are for the purpose of identification shown coloured Green on the plans (Plans Nos. DMC-011, DMC-012 and DMC-013) (certified as to their accuracy by the Authorized Person) annexed to the DMC and including but not limited to:-
 - (1) the architecture fins and features thereon;
 - (2) the curtain wall structures of the Development including but not limited to the mullions and cladding and glass panels (except the openable parts of the curtain wall structures, which said openable parts shall form part of the relevant Residential Units); and
 - (3) non-structural prefabricated external walls which are for the purpose of identification shown coloured Green hatched Black stippled Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC excluding, for the avoidance of doubt, the fixed windows (if any) or openable windows (if any) or doors (if any) which shall form part of the relevant Residential Units

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, combined balconies and utility platforms, flat roofs or roofs which form part of the relevant Residential Units;
- (vii) acoustic fins with sound absorption material (being part of the Approved Noise Mitigation Measures (as defined in the DMC)) which are for the purpose of identification shown coloured Green hatched Red on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC;

14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

- (viii) the inner half of any wall (being neither load bearing walls nor structural supports) or partition 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;
- (ix) the inner half of any slab, floor slab, wall or partition wall (a) separating any part of the Residential Common Areas from any part of the Car Park Common Areas or (as the case may be) any part of the Commercial Accommodation or (as the case may be) any part of the Estate Common Areas and (b) facing the Residential Common Areas;
- (x) solid glass balustrades which are for the purpose of identification shown coloured Green and marked with Red crosses on the plan (Plan No.DMC-006) (certified as to its accuracy by the Authorized Person) annexed to the DMC;
- (xi) the void which is for the purpose of identification shown coloured Green and marked "VOID" on the 1/F DMC PLAN (certified as to its accuracy by the Authorized Person) annexed to the DMC; and
- (xii) 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 hatched Black, Green cross-hatched Black, Green hatched Black stippled Black, Green hatched Red, and Green and marked with Red crosses on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

7. **"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 Allocation of Undivided Shares to each Residential Unit Tower 1

Residential Unit	Number of Residential Unit(s)	Number of Undivided Shares allocated to each Residential Unit
Flat A on 7/F with flat roof	1	357/130000
Flat B on 7/F with flat roof	1	293/130000
Flat C on 7/F with flat roof	1	305/130000
Flat D on 7/F with flat roof	1	337/130000
Flat E on 7/F with flat roof	1	262/130000
Flat F on 7/F with flat roof	1	260/130000
Flat G on 7/F with flat roof	1	264/130000
Flat A on 8/F to 12/F with combined balcony and utility platform	5	382/130000
Flat B on 8/F to 12/F with combined balcony and utility platform	5	311/130000
Flat C on 8/F to 12/F with combined balcony and utility platform	5	314/130000
Flat D on 8/F to 12/F with combined balcony and utility platform	5	343/130000
Flat E on 8/F to 12/F with BAL	5	262/130000
Flat F on 8/F to 12/F with BAL	5	266/130000
Flat G on 8/F to 12/F with BAL	5	262/130000

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

Tower 1

Residential Unit	Number of Residential Unit(s)	Number of Undivided Shares allocated to each Residential Unit
Flat A on 15/F to 23/F with combined balcony and utility platform	9	382/130000
Flat B on 15/F to 23/F with combined balcony and utility platform	9	311/130000
Flat C on 15/F to 23/F with combined balcony and utility platform	9	314/130000
Flat D on 15/F to 23/F with combined balcony and utility platform	9	343/130000
Flat E on 15/F to 23/F with BAL	9	262/130000
Flat F on 15/F to 23/F with BAL	9	266/130000
Flat G on 15/F to 23/F with BAL	9	262/130000
Flat A on 25/F to 27/F with combined balcony and utility platform	3	382/130000
Flat B on 25/F to 27/F with combined balcony and utility platform	3	311/130000
Flat C on 25/F to 27/F with combined balcony and utility platform	3	314/130000
Flat D on 25/F to 27/F with combined balcony and utility platform	3	343/130000
Flat E on 25/F to 27/F with BAL	3	262/130000
Flat F on 25/F to 27/F with BAL	3	266/130000
Flat G on 25/F to 27/F with BAL	3	262/130000

Tower 1

Residential Unit	Number of Residential Unit(s)	Number of Undivided Shares allocated to each Residential Unit
Flat A on 28/F with flat roof and roof	1	605/130000
Flat B on 28/F with combined balcony and utility platform, and roof	1	330/130000
Flat C on 28/F with combined balcony and utility platform, and roof	1	328/130000
Flat D on 28/F with combined balcony and utility platform, and roof	1	365/130000
Flat E on 28/F with BAL and roof	1	274/130000

14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

Tower 2

Residential Unit	Number of Residential Unit(s)	Number of Undivided Shares allocated to each Residential Unit
Flat A on 7/F with flat roof	1	359/130000
Flat B on 7/F with flat roof	1	290/130000
Flat C on 7/F with flat roof	1	296/130000
Flat D on 7/F with flat roof	1	337/130000
Flat E on 7/F with BAL and flat roof	1	269/130000
Flat F on 7/F with flat roof	1	255/130000
Flat G on 7/F with BAL	1	262/130000
Flat A on 8/F to 12/F with combined balcony and utility platform	5	382/130000
Flat B on 8/F to 12/F with combined balcony and utility platform	5	311/130000
Flat C on 8/F to 12/F with combined balcony and utility platform	5	314/130000
Flat D on 8/F to 12/F with combined balcony and utility platform	5	343/130000
Flat E on 8/F to 12/F with BAL	5	262/130000
Flat F on 8/F to 12/F with BAL	5	266/130000
Flat G on 8/F to 12/F with BAL	5	262/130000

Tower 2

Residential Unit	Number of Residential Unit(s)	Number of Undivided Shares allocated to each Residential Unit
Flat A on 15/F to 23/F with combined balcony and utility platform	9	382/130000
Flat B on 15/F to 23/F with combined balcony and utility platform	9	311/130000
Flat C on 15/F to 23/F with combined balcony and utility platform	9	314/130000
Flat D on 15/F to 23/F with combined balcony and utility platform	9	343/130000
Flat E on 15/F to 23/F with BAL	9	262/130000
Flat F on 15/F to 23/F with BAL	9	266/130000
Flat G on 15/F to 23/F with BAL	9	262/130000
Flat A on 25/F to 27/F with combined balcony and utility platform	3	382/130000
Flat B on 25/F to 27/F with combined balcony and utility platform	3	311/130000
Flat C on 25/F to 27/F with combined balcony and utility platform	3	314/130000
Flat D on 25/F to 27/F with combined balcony and utility platform	3	343/130000
Flat E on 25/F to 27/F with BAL	3	262/130000
Flat F on 25/F to 27/F with BAL	3	266/130000
Flat G on 25/F to 27/F with BAL	3	262/130000

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

Tower 2

Residential Unit	Number of Residential Unit(s)	Number of Undivided Shares allocated to each Residential Unit
Flat A on 28/F with flat roof and roof	1	605/130000
Flat B on 28/F with combined balcony and utility platform, and roof	1	330/130000
Flat C on 28/F with combined balcony and utility platform, and roof	1	328/130000
Flat D on 28/F with combined balcony and utility platform, and roof	1	365/130000
Flat E on 28/F with BAL and roof	1	274/130000

Notes: (1) "BAL" means balcony.

(2) In the numbering of floors, 13/F, 14/F and 24/F are omitted in Towers 1 and 2.

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

- Each Owner of a Unit of the Development shall contribute to the amount assessed under the Estate Management Budget (as defined in the DMC) in the proportion which the number of the Management Shares (as defined in the DMC) allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development.
- Each Owner in addition to the amount payable under (a) above shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under the Residential Management Budget (as defined in the DMC) 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 management fee deposit is equivalent to three (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:

- 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.
- For full details, please refer to the latest draft of 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 latest draft of DMC can be obtained upon paying necessary photocopying charges.