

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」** 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公用部分，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內所定義的商業發展項目公用地方（如有的話）。
2. **「公用地方與設施」** 統指公用地方及公用設施。
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內所定義的商業發展項目公用設施（如有的話）。
4. **「屋苑公用地方」** 指擬供屋苑整體共用及共享而並非只供任何個別單位或其任何部分使用及享用的屋苑部分，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所有其他屋苑的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(如有)；
 - (c) 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以黃色顯示(僅作識別之用)而非構成商業發展項目或住宅發展項目一部分的屋苑外牆部分(包括其玻璃幕牆及簷篷、建築鰭片及在其上的特色)；
 - (e) 保養及維修通道(除了該等構成住宅公用地方一部分及在住宅公用地方之內的)；
 - (f) 所有在附於公契的圖則上以黃色顯示(僅作識別之用)的屋苑地方；
 - (g) 位於屋苑地下的排水渠或表面溝道、沙井或進出口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使用的溝槽、溝槽系統、污水管、排水渠、喉管、導管及沙井；及
 - (h) 由首位擁有人按照公契的條款可能在任何時候指定為屋苑公用地方的額外屋苑地方惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《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)段的任何部分也應被上文提供之條款所涵蓋，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. **「屋苑公用地方與設施」** 統指屋苑公用設施和屋苑公用設施。
6. **「屋苑公用設施」** 指所有擬供屋苑整體共用及共享而並非只供任何個別單位或其任何部分使用及享用的屋苑設施，受公契的條款所約束，每位擁有人及佔用人可與所有其他屋苑的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或表面溝道、沙井或進出口蓋下供屋苑整體而並非只供任何個別單位或其任何部分使用的溝槽、溝槽系統、污水管、排水渠、喉管、導管及沙井)、電纜、喉管、管道(包括但不限於便溺污水及廢水處置和雨水管)、電線、導管、總沖廁水管、總食水管、基於保安理由而安裝於屋苑公共地方的閉路電視及其他設施及設備、屋苑的機器及機械設備和其他類似的裝置、設施或服務、電力變壓房、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，以及由首位擁有人按照公契的條款可能在任何時候指定為屋苑公用設施的額外屋苑裝置及設施。
7. **「住宅公用地方」** 指擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位使用及享用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的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以綠色顯示(僅作識別之用)而非構成商業發展項目或屋苑公用地方一部分，位於5樓以下的屋苑外牆部分；
 - (b) 非構成商業發展項目、屋苑公用地方或住宅單位一部分，位於5樓及以上的屋苑外牆部分，當中包括但不限於:-
 - (1) 在其上的建築鰭片及特色；
 - (2) 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)。為免存疑，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；
 - (3) 非結構的預製外牆(除了該等構成任何住宅單位一部分的)；及
 - (4) 位於主天台、上層天台、中層天台及頂層天台樓層的屋苑外牆，該等樓層均在附於公契的圖則上顯示(僅作識別之用)；但不包括構成相關住宅單位一部分的露台、工作平台、私人天台或私人平台的玻璃欄杆、金屬欄杆或欄杆；
 - (c) 住宅發展項目內的消防升降機大堂及通往規定樓梯的防護大堂；
 - (d) 根據「認可人士、註冊結構工程師及註冊岩土工程師作業備考」 No.APP-93 附錄B附件1規定，用於以閉路電視(「閉路電視」)影像設備進行的隱蔽式排水管之檢測及保養，其的進出口及工作空間；
 - (e) 康樂設施；
 - (f) 在附於公契的圖則上以綠色顯示並標記「COMMUNAL SKY GARDEN」(僅作識別之用)的公用空中花園；
 - (g) 在附於公契的圖則上以綠色顯示並標記「COVERED LANDSCAPE AREA」(僅作識別之用)的有蓋景區；
 - (h) 保養及維修通道(除了該等構成屋苑公用地方一部分及在屋苑公用地方之內的)；
 - (i) 住宅發展項目內的管理員、看守員及管理公司職員的櫃台、辦公室、儲物室、警衛室及衛生間(如有的話)，包括但不限於位於屋苑地下的管理員櫃台及位於屋苑2樓的管理儲物室；
 - (j) 所有在附於公契的圖則上以綠色顯示 (僅作識別之用)的屋苑地方；及
 - (k) 由首位擁有人按照公契的條款可能在任何時候指定為住宅公用地方的額外屋苑地方惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《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)段的任何部分也應被上文提供之條款所涵蓋，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。
8. **「住宅公用地方及設施」** 統指住宅公用地方及住宅公用設施。
9. **「住宅公用設施」** 指所有擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位使用及享用的屋苑設施，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的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、隱蔽式排水管、喉管、管道(包括但不限於便溺污水及廢水處置和雨水管)、排水渠、基於保安理由而安裝於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、及專屬住宅發展項目的所有機電裝置及設備，以及由首位擁有人按照公契的條款可能在任何時候指定為住宅公用設施的額外屋苑裝置及設施。

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B. 分配予發展項目中的每個住宅物業的不可分割份數的數目

單位	樓層*		
	5樓	6樓至28樓	29樓
A	243	264	569
B	212	240	556
C	215	243	281
D	304	328	
E	203	233	
F	223	253	
G	211	241	
H	298	326	
J	225	253	
K	305	299	
M	226	249	

* 不設13樓、14樓及24樓。

C. 發展項目的管理人的委任年期

管理人首屆任期由公契日期起計兩年，其後繼續留任至其委任按公契的條文終止為止。

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，以分擔屋苑的管理費（包括管理人費用）。該應繳的份額比例應與分配給該擁有人的住宅單位的管理份數佔分配給屋苑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

管理費按金的金額相等於擁有人就其住宅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:

- 詳情請參考公契最新擬稿。公契最新擬稿已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
- 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。

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SUMMARY OF DEED OF MUTUAL COVENANT

A. The common parts of the development

1. **"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(s) in respect of the Commercial Development.
2. **"Common Areas and Facilities"** means collectively the Common Areas and the Common Facilities.
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(s) 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 (if any);
 - (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 or the Residential Development and for the purpose of identification only shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant;
 - (e) such Maintenance and Repair Access (other than those forming parts of and within the Residential Common Areas);
 - (f) all those areas of the Estate for the purpose of identification only shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant;
 - (g) the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain or surface channel, manhole or access 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 CovenantPROVIDED 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.
5. **"Estate Common Areas and Facilities"** means collectively the Estate Common Areas and the Estate Common Facilities.
6. **"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, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain or surface channel, manhole or access 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, pipe works (including but not limited to the soil and wastewater disposal and stormwater 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 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 in accordance with the provisions of the Deed of Mutual Covenant.
7. **"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 below the 5th floor not forming part of the Commercial Development or the Estate Common Areas and for the purpose of identification only shown and coloured green on the plans annexed to the Deed of Mutual Covenant;
 - (b) those parts of the external walls of the Estate at and above the 5th 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 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;
 - (3) the Non-Structural Prefabricated External Walls (other than those forming part of any Residential Unit); and
 - (4) the external walls of the Estate at the main roof, upper roof, intermediate roof and top roof levels, which levels are for the purpose of identification only 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, private roofs or private flat roofs which form parts of the relevant Residential Units;

- (c) the fireman’s lift lobby(ies) and protected lobby(ies) to a required staircase within the Residential Development;

(d) the access openings and working spaces of the Concealed Drainage Pipes for conducting closed circuit television ("CCTV") imaging device inspection and maintenance thereof as required in Annex 1 of Appendix B of “the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers” No. APP-93;

(e) the Recreational Facilities;

(f) the communal sky garden areas which are for the purpose of identification only shown and coloured green and marked “COMMUNAL SKY GARDEN” on the plan annexed to the Deed of Mutual Covenant;

(g) the covered landscape areas which are for the purpose of identification only shown and coloured green and marked “COVERED LANDSCAPE AREA” on the plan annexed to the Deed of Mutual Covenant;

(h) such Maintenance and Repair Access (other than those forming parts of and within the Estate Common Areas);

(i) such counters, offices, stores, guard rooms and lavatories for caretakers, watchmen and management staff (if any) within the Residential Development, including but not limited to the caretaker’s counter on the ground floor of the Estate and the management store on the 2nd floor of the Estate;

(j) all those areas of the Estate for the purpose of identification only shown and coloured green on the plans annexed to the Deed of Mutual Covenant; and

(k) 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.
8. "Residential Common Areas and Facilities" means collectively the Residential Common Areas and the Residential Common Facilities.

9. "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, the Concealed Drainage Pipes, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater 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.

B. The number of undivided shares assigned to each residential property in the development

Flat	Floor*		
	5/F	6/F-28/F	29/F
A	243	264	569
B	212	240	556
C	215	243	281
D	304	328	
E	203	233	
F	223	253	
G	211	241	
H	298	326	
J	225	253	
K	305	299	
M	226	249	

*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 such appointment is to be continued thereafter until terminated 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 Estate 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 Estate.

E. The basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months’ contribution towards the Management Charges payable by the Owner in respect of his Residential 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:

1. For full details, please refer to the latest draft Deed of Mutual Covenant which is free for inspection during opening hours at the sales office. A copy of the latest draft Deed of Mutual Covenant is available upon request and payment of the necessary photocopying charges.
2. 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.