

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of Other Specified Items (Not Included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
TOWER 1 第1座	5/F - 12/F & 15/F - 18/F 5樓至12樓及 15樓至18樓	A	70.923 (763) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.498 (16)	-	-	-	-	-	-	-	-	-	-
		B	48.167 (518) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.498 (16)	-	-	-	-	-	-	-	-	-	-
		C	48.739 (525) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.498 (16)	-	-	-	-	-	-	-	-	-	-
		D	71.147 (766) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.498 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property and the floor area of a balcony and a utility platform to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas of other specified items (not included in the saleable area) to the extent that it forms parts of the residential property are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

1. The areas in square metre have been converted to square feet based on a conversion ratio of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 13/F & 14/F are omitted.
3. There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及構成住宅物業的一部分的露台及工作平台的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部分的其他指明項目的面積(不計算入實用面積)，是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述所列以平方呎列出的面積是以1平方米 = 10.764平方呎換算，並四捨五入至整數。
2. 不設13樓及14樓。
3. 發展項目住宅物業並無陽台。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

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Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
TOWER 2 第2座	5/F - 12/F, 15/F - 23/F & 25/F - 27/F 5樓至12樓、 15樓至23樓及 25樓至27樓	A	72.524 (781) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.498 (16)	-	-	-	-	-	-	-	-	-	-
		B	49.275 (530) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.498 (16)	-	-	-	-	-	-	-	-	-	-
		C	49.371 (531) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.498 (16)	-	-	-	-	-	-	-	-	-	-
		D	71.147 (766) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.498 (16)	-	-	-	-	-	-	-	-	-	-

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1. 每個住宅物業的實用面積及構成住宅物業的一部分的露台及工作平台的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
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備註：

1. 上述所列以平方呎列出的面積是以1平方米 = 10.764平方呎換算，並四捨五入至整數。
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AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

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TOWER 3 第3座	5/F - 12/F, 15/F - 23/F, 25/F - 33/F & 35/F - 37/F 5樓至12樓、 15樓至23樓、 25樓至33樓及 35樓至37樓	A	71.435 (769) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.498 (16)	-	-	-	-	-	-	-	-	-	-
		B	49.832 (536) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	49.829 (536) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	71.366 (768) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.496 (16)	-	-	-	-	-	-	-	-	-	-

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AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

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TOWER 5 第5座	5/F - 12/F & 15/F - 21/F 5樓至12樓及 15樓至21樓	A	49.997 (538) Balcony 露台 : 1.999 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		B	39.877 (429) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		C	43.680 (470) Balcony 露台 : 1.998 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.997 (527) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		E	77.913 (839) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
	23/F, 25/F - 33/F & 35/F - 39/F 23樓、 25樓至33樓及 35樓至39樓	A	49.891 (537) Balcony 露台 : 1.999 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		B	40.229 (433) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		C	49.473 (533) Balcony 露台 : 1.998 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.997 (527) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		E	77.913 (839) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-

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發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of Other Specified Items (Not Included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
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TOWER 5 第5座	40/F 40樓	A	78.365 (844) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		B	74.362 (800) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : 1.496 (16)	-	-	-	-	-	-	-	-	-	-
		C	49.027 (528) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	77.883 (838) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
	41/F - 43/F & 45/F - 48/F 41樓至43樓及 45樓至48樓	A	78.365 (844) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		B	74.362 (800) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : 1.496 (16)	-	-	-	-	-	-	-	-	-	-
		C	49.027 (528) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
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TOWER 6 第6座	5/F - 12/F & 15/F - 21/F 5樓至12樓及 15樓至21樓	A	44.622 (480) Balcony 露台 : 1.998 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		B	39.700 (427) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		C	43.598 (469) Balcony 露台 : 1.998 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.464 (522) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		E	48.497 (522) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
	23/F & 25/F - 28/F 23樓及 25樓至28樓	A	49.915 (537) Balcony 露台 : 1.998 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		B	40.053 (431) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		C	49.393 (532) Balcony 露台 : 1.998 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.464 (522) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
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TOWER 6 第6座	29/F 29樓	A	79.765 (859) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : 1.496 (16)	-	-	-	-	-	-	-	-	-	-
		B	74.362 (800) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : 1.496 (16)	-	-	-	-	-	-	-	-	-	-
		C	48.464 (522) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.497 (522) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
	30/F - 33/F, 35/F - 43/F & 45/F - 48/F 30樓至33樓、 35樓至43樓及 45樓至48樓	A	79.765 (859) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : 1.496 (16)	-	-	-	-	-	-	-	-	-	-
		B	74.362 (800) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : 1.496 (16)	-	-	-	-	-	-	-	-	-	-
		C	48.464 (522) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.497 (522) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property and the floor area of a balcony and a utility platform to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas of other specified items (not included in the saleable area) to the extent that it forms parts of the residential property are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

1. The areas in square metre have been converted to square feet based on a conversion ratio of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 34/F & 44/F are omitted.
3. There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及構成住宅物業的一部分的露台及工作平台的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部分的其他指明項目的面積(不計算入實用面積)，是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述所列以平方呎列出的面積是以1平方米 = 10.764平方呎換算，並四捨五入至整數。
2. 不設34樓及44樓。
3. 發展項目住宅物業並無陽台。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of Other Specified Items (Not Included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
TOWER 7 第7座	5/F - 12/F & 15/F - 21/F 5樓至12樓及 15樓至21樓	A	44.702 (481) Balcony 露台 : 1.998 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		B	39.698 (427) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		C	43.680 (470) Balcony 露台 : 1.998 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.690 (524) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		E	48.678 (524) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
	23/F & 25/F - 28/F 23樓及 25樓至28樓	A	49.992 (538) Balcony 露台 : 1.998 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		B	40.050 (431) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		C	49.473 (533) Balcony 露台 : 1.998 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.690 (524) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		E	48.678 (524) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property and the floor area of a balcony and a utility platform to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas of other specified items (not included in the saleable area) to the extent that it forms parts of the residential property are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

1. The areas in square metre have been converted to square feet based on a conversion ratio of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 13/F, 14/F & 24/F are omitted.
3. There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及構成住宅物業的一部分的露台及工作平台的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部分的其他指明項目的面積(不計算入實用面積)，是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述所列以平方呎列出的面積是以1平方米 = 10.764平方呎換算，並四捨五入至整數。
2. 不設13樓、14樓及24樓。
3. 發展項目住宅物業並無陽台。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of Other Specified Items (Not Included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
TOWER 7 第7座	29/F 29樓	A	79.765 (859) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : 1.496 (16)	-	-	-	-	-	-	-	-	-	-
		B	74.362 (800) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : 1.496 (16)	-	-	-	-	-	-	-	-	-	-
		C	48.690 (524) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.678 (524) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
	30/F - 33/F, 35/F - 43/F & 45/F - 50/F 30樓至33樓、 35樓至43樓及 45樓至50樓	A	79.765 (859) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : 1.496 (16)	-	-	-	-	-	-	-	-	-	-
		B	74.362 (800) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : 1.496 (16)	-	-	-	-	-	-	-	-	-	-
		C	48.690 (524) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.678 (524) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property and the floor area of a balcony and a utility platform to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas of other specified items (not included in the saleable area) to the extent that it forms parts of the residential property are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

1. The areas in square metre have been converted to square feet based on a conversion ratio of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 34/F & 44/F are omitted.
3. There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及構成住宅物業的一部分的露台及工作平台的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部分的其他指明項目的面積(不計算入實用面積)，是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述所列以平方呎列出的面積是以1平方米 = 10.764平方呎換算，並四捨五入至整數。
2. 不設34樓及44樓。
3. 發展項目住宅物業並無陽台。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of Other Specified Items (Not Included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
TOWER 8 第8座	5/F - 12/F & 15/F - 21/F 5樓至12樓及 15樓至21樓	A	49.993 (538) Balcony 露台 : 1.998 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		B	39.700 (427) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		C	43.598 (469) Balcony 露台 : 1.998 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.997 (527) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		E	77.913 (839) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
	23/F, 25/F - 33/F, 35/F - 43/F & 45/F - 50/F 23樓、 25樓至33樓、 35樓至43樓及 45樓至50樓	A	78.993 (850) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : 1.496 (16)	-	-	-	-	-	-	-	-	-	-
		B	74.362 (800) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : 1.496 (16)	-	-	-	-	-	-	-	-	-	-
		C	48.997 (527) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	77.913 (839) Balcony 露台 : 2.700 (29) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property and the floor area of a balcony and a utility platform to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas of other specified items (not included in the saleable area) to the extent that it forms parts of the residential property are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

1. The areas in square metre have been converted to square feet based on a conversion ratio of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 13/F, 14/F, 24/F, 34/F & 44/F are omitted.
3. There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及構成住宅物業的一部分的露台及工作平台的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部分的其他指明項目的面積(不計算入實用面積)，是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述所列以平方呎列出的面積是以1平方米 = 10.764平方呎換算，並四捨五入至整數。
2. 不設13樓、14樓、24樓、34樓及44樓。
3. 發展項目住宅物業並無陽台。

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Basement Floor Plan
地庫平面圖

-  Boundary Line of the Development
發展項目的界線
-  Car Parking Space for Residential Development
住宅停車位
-  Accessible Car Parking Space for Residential Development
暢通易達住宅停車位
-  Car Parking Space for Visitors of Residential Development
住宅訪客停車位
-  Accessible Car Parking Space for Visitors of Residential Development
暢通易達住宅訪客停車位
-  Motor Cycle Parking Space for Residential Development
住宅電單車停車位
-  Car Parking Space for Commercial Development
商戶停車位
-  Accessible Car Parking Space for Commercial Development
暢通易達商戶停車位
-  Motor Cycle Parking Space for Commercial Development
商戶電單車停車位

Scale 比例：
0 10 20m (米)



FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Ground Floor Plan
地下平面圖

-  Boundary Line of the Development
發展項目的界線
-  Bicycle Parking Space for Residential Development
住宅單車停車位
-  Loading/Unloading Space for Residential Development
住宅上落貨車位
-  Car Parking Space for Public
公共停車位
-  Accessible Car Parking Space for Public
暢通易達公共停車位
-  Motor Cycle Parking Space for Public
公共電單車停車位
-  Heavy Vehicle Loading/Unloading Space for Commercial Development
商戶上落重型貨車位
-  Light Vehicle Loading/Unloading Space for Commercial Development
商戶上落輕型貨車位
-  Loading/Unloading Space for Refuse Collection Vehicles
垃圾收集上落車位

Scale 比例：
0 10 20m (米)



FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Categories, Numbers, Dimensions and Area of Parking Spaces of the Development are as follows:-
 發展項目停車位的類別、數目、尺寸及車位面積如下:-

Floor 樓層		Category of Parking Spaces 停車位類別	Parking Space Number 停車位編號	Total Number 數目	Dimensions (Length x Width) (m) 尺寸 (長 x 闊)(米)	Area of each parking space (sq. m) 每個停車位面積 (平方米)
Basement 地庫		Car Parking Space for Residential Development 住宅停車位	R1 - R47, R49 - R50 & R52 - R89	87	5.0 x 2.5	12.5
		Accessible Car Parking Space for Residential Development 暢通易達住宅停車位	R48 & R51	2	5.0 x 3.5	17.5
		Car Parking Space for Visitors of Residential Development 住宅訪客停車位	V1 - V14 & V16	15	5.0 x 2.5	12.5
		Accessible Car Parking Space for Visitors of Residential Development 暢通易達住宅訪客停車位	V15	1	5.0 x 3.5	17.5
		Motor Cycle Parking Space for Residential Development 住宅電單車停車位	RM1 - RM11	11	2.4 x 1.0	2.4
		Car Parking Space for Commercial Development 商戶停車位	C1-C36 & C38	37	5.0 x 2.5	12.5
		Accessible Car Parking Space for Commercial Development 暢通易達商戶停車位	C37	1	5.0 x 3.5	17.5
		Motor Cycle Parking Space for Commercial Development 商戶電單車停車位	CM1 - CM4	4	2.4 x 1.0	2.4
Ground 地下		Bicycle Parking Space for Residential Development 住宅單車停車位	B01 - B41	41	2.0 x 0.55	1.1
		Loading/Unloading Space for Residential Development 住宅上落貨車位	RL1 - RL7	7	11 x 3.5	38.5
		Car Parking Space for Public 公共停車位	P1 - P2, P4 - P55 & P57 - P100	98	5.0 x 2.5	12.5
		Accessible Car Parking Space for Public 暢通易達公共停車位	P3 & P56	2	5.0 x 3.5	17.5
		Motor Cycle Parking Space for Public 公共電單車停車位	PM1-PM13	13	2.4 x 1.0	2.4
		Heavy Vehicle Loading/Unloading Space for Commercial Development 商戶上落重型貨車位	CL1 & CL6	2	11.0 x 3.5	38.5
		Light Vehicle Loading/Unloading Space for Commercial Development 商戶上落輕型貨車位	CL2-CL5 & CL7	5	7.0 x 3.5	24.5
		Loading/Unloading Space for Refuse Collection Vehicles 垃圾收集上落車位	-	1	12.0 x 5.0	60.0

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (“**Preliminary Agreement**”).
2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement: -
 - (i) the Preliminary Agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約(「**該臨時合約**」)時須支付款額為5%的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約：
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約，而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. Summary of the provisions of the draft Deed of Mutual Covenant and Management Agreement (“the DMC”) that deal with the common parts of the Development

1. **“Commercial Common Areas”** means those parts of the Commercial Development to be designated under the subsequent Sub-Deed of Mutual Covenant of the Commercial Development intended for the common use and benefit of the Owners, occupiers and licensees of the Commercial Development and their bona fide guests, visitors or invitees.
2. **“Commercial Common Services and Facilities”** means those services and facilities of the Commercial Development to be designated under the subsequent Sub-Deed of Mutual Covenant of the Commercial Development and which serve the Commercial Development as a whole and not for the sole benefit of any Owner or group of Owners.
3. **“Commercial Greenery Areas”** means the greenery areas on Ground Floor, First Floor and Second Floor of the Commercial Development (including vertical green walls spanning from the ground level to the soffit of the floor slab of First Floor on Ground Floor and spanning between the louvre at first floor level and the louvre at second floor level on Second Floor at the locations for the purpose of identification purpose only as shown by black dotted lines and marked “VGW” on the Ground Floor Plan and Second Floor Plan annexed to the DMC) forming part of the area landscaped pursuant to Special Condition No.(24) of the Government Grant and for the purpose of identification only, as shown (where possible and capable of being shown) coloured Green Cross Hatched Black (representing greenery areas which are accountable for greenery area calculation required under the sustainability design development guidelines issued by the Building Authority) on the plans annexed to the DMC.
4. **“Common Areas”** means the Estate Common Areas, the Residential Common Areas, the Residential Car Park Common Areas, the Residential/Residential Car Park Common Areas and those parts of the Development as are designated as common areas in, and more particularly identified on plans to be annexed to, any Sub Deed of Mutual Covenant or any deed poll to be executed by the First Owner pursuant to the DMC but excluding those parts of the Residential Development or the Car Park which belong to the Owner of any particular Unit or which serve only any particular Unit and also excluding the Commercial Development.
5. **“Common EV Facilities”** means all such facilities installed or to be installed within the Residential Car Park Common Areas for the common use and benefit of the Owners of the EV Car Parking Spaces for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance (Cap.374) parking at any of the EV Car Parking Spaces; such facilities shall not serve any of the EV Car Parking Spaces exclusively or belong to any of the owner of the EV Car Parking Spaces and shall include but not limited to such wires, cables, ducts, trunking, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose.
6. **“Common Services and Facilities”** means the Estate Common Services and Facilities, the Residential Common Services and Facilities, the Residential Car Park Common Services and Facilities, the Residential/Residential Car Park Common Services and Facilities and those services and facilities of the Development as are designated as common services and facilities in any Sub Deed of Mutual Covenant or any deed poll to be executed by the First Owner pursuant to the DMC excluding those services and facilities which belong to the Owner of any particular Unit or which serve only any particular Unit or the Commercial Development.
7. **“Estate Common Services”** means those parts of the Development which are intended for use by Owners of the Development as a whole and not for the sole benefit of any Owner or group of Owners including, but not limited

to greenery areas (other than the Commercial Greenery Areas) the emergency vehicular access, driveways, run in and out, guard room, fire services inlets, electrical room, lavatory, check meter cabinet, vent duct, ramps, footpaths, staircases, landings, corridors and passages; pump rooms, water meter rooms, fan rooms, pipe ducts, air duct shaft, refuse storage and material recovery chamber; parapet walls, structural walls and columns, the foundations and other structural elements of the buildings erected on the Development and all other communal areas within the Development not used for the sole benefit of any Owner or group of Owners (but excluding the Residential Common Areas, the Residential Car Park Common Areas, Residential/Residential Car Park Common Areas and those areas forming parts of other Common Areas as designated or to be designated in the Sub-Deed of Mutual Covenant or deed poll to be executed by the First Owner pursuant to the DMC) and for the purpose of identification only as shown (where possible and capable of being shown) coloured Pink Hatched Black (representing greenery areas which are accountable for greenery area calculation required under the sustainability design development guidelines issued by the Building Authority and forming part of the area landscaped pursuant to Special Condition No.(24) of the Government Grant) and Pink on the plans annexed to the DMC.

8. **“Estate Common Services and Facilities”** means those services and facilities constructed or to be constructed in on or under the Development and which serve the Development as a whole and not for the sole benefit of any Owner or group of Owners including, but not limited to, sewers, gutters, drains, watercourses, pipes and ducts; pumps, tanks and sanitary fittings; wires, cables, electrical installations, fittings, equipment and apparatus; fire alarm, fire protection and fire-fighting systems, equipment and apparatus; street fire hydrant water tank, fire services tank, sprinkler water tank, security systems, equipment and apparatus; refuse disposal equipment; ventilation and air-conditioning plant and equipment; air conditioners and fans and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the common use and benefit of the Development as part of the amenities thereof and not for the sole benefit of any Owner or group of Owners (but excluding the Residential Common Services and Facilities, the Residential Car Park Common Services and Facilities and the Residential/Residential Car Park Common Services and Facilities and those services and facilities forming parts of other Common Services and Facilities designated or to be designated in the Sub-Deed of Mutual Covenant or deed poll to be executed by the First Owner pursuant to the DMC).
9. **“EV Facilities for Visitors’ Car Parking Spaces”** means all such facilities installed or to be installed within the Residential Common Areas for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance (Cap.374) parking at the visitors’ car parking spaces and such facilities shall include but not limited to such wires, cables, ducts, trunking, electric meters, base box, socket outlet, locks, covers 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.
10. **“Private Recreational Areas and Facilities”** means the recreational areas and recreational facilities and facilities ancillary thereto (including but not limited to the Club House) as are approved by the Director pursuant to the provisions of Special Condition No.(30) of the Government Grant which now are or may at any time during the Term be provided for the common use and benefit of the residents of the Residential Development and their bona fide visitors.
11. **“Residential Car Park Common Areas”** means those parts of the Car Park intended for the common use and benefit of the Owners, occupiers and licensees of the Car Parking Spaces designated for the parking of motor vehicles or motor cycles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees including, but not limited to, all accessory areas, circulation passages, void spaces, entrances, ramps, driveways and, in so far as they are capable of being shown on plans, as shown for the purpose of identification only coloured Indigo on the plans annexed to the DMC.

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12. **“Residential Car Park Common Services and Facilities”** means those services and facilities in on or under the Car Park and which serve the Car Parking Spaces designated for the parking of motor vehicles or motor cycles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees including, but not limited to, plant and machinery, electrical installations, fittings and equipment, barriers, guard houses, collection booths and water supply apparatus and the Common EV Facilities;
13. **“Residential Common Areas”** means those parts of the Residential Development intended for the common use and benefit of the Owners of the Residential Development and not for the sole benefit of any Owner of a Residential Unit, including but not limited to, greenery areas (other than the Commercial Common Areas), areas for installation or use of aerial broadcast distribution or telecommunications network facilities, transfer plates, residential entrance lobbies, residential shuttle lift lobbies from 1st Floor to 3rd Floor of the Development, staircases, landings, parts of the Pedestrian Link, corridors and passages, refuge floors and acoustic fins, lift shafts, plant and equipment rooms, common corridors and lift lobbies of the Towers, refuse rooms, swimming pool filtration plant rooms, roofs and flat roofs, architectural features of the Towers and associated supporting beams and columns, the external walls (including non-structural prefabricated external wall, claddings, louvers, grilles and facades) of the Towers, air-conditioning platforms and all fixtures (including but not limited to the grilles and racks) appertaining thereto, parapet walls, structural walls and columns within or appertaining to the Residential Development, the loading and unloading spaces for goods vehicles numbered RL1 to RL7 on Ground Floor as shown on the Ground Floor Plan of the plans annexed to the DMC, visitors’ car parking spaces, Bicycle Parking Spaces, caretaker’s counters, Private Recreational Areas and Facilities, pump room(s), transformer rooms, switch rooms, main telecommunication broadcast equipment rooms, telecommunication duct, fan rooms, water meter room(s), air handling unit rooms, pipe ducts, cable ducts, air duct shaft, mail boxes, lawns, water features, planters, footpaths, open spaces, and other areas designated for the benefit of the Residential Development but excluding anything contained in the Estate Common Areas, the Residential Car Park Common Areas and the Residential/Residential Car Park Common Areas and for the purpose of identification only as shown (where possible or capable of being shown) coloured Yellow Hatched Black (representing greenery areas which are accountable for greenery area calculation required under the sustainability design development guidelines issued by the Building Authority and forming part of the area landscaped pursuant to Special Condition No.(24) of the Government Grant) and Yellow on the plans annexed to the DMC.
14. **“Residential Common Services and Facilities”** means those services and facilities constructed or installed or to be constructed or installed in on or under the Development and which serve the Residential Development and not for the sole benefit of any Owner of a Residential Unit including but not limited to, EV Facilities for Visitors’ Car Parking Spaces, aerial broadcast distribution or telecommunication network facilities, drains, channels, water tanks, ducting, pipes, cables, wiring, plant and machinery, air-conditioning and ventilation system, electrical installations, fittings, equipment and apparatus, lifts, fire-fighting installations and equipment, security systems and apparatus and gondolas but excluding anything contained in the Estate Common Services and Facilities, the Residential Car Park Common Services and Facilities and the Residential/Residential Car Park Common Services and Facilities.
15. **“Residential/Residential Car Park Common Areas”** means those parts of the Development intended for the common use and benefit of the Owners, occupiers and licensees of the Residential Development and the Owners, occupiers and licensees of the Car Parking Spaces but excluding the Estate Common Areas, the Residential Common Areas and the Residential Car Park Common Areas and, in so far as they are capable of being shown on plans, as shown for the purpose of identification only coloured Orange on the plans annexed to the DMC.
16. **“Residential/Residential Car Park Common Services and Facilities”** means those services and facilities in on or under the Development and which serve the Residential Development and the Car Parking Spaces but excluding anything contained in the Estate Common Services and Facilities, the Residential Common Services and Facilities and the Residential Car Park Common Services and Facilities.
17. Subject to the Building Management Ordinance and the provisions of the DMC, the Common Areas and the Common Services and Facilities shall be under the exclusive control of the Manager. The Manager shall have the powers and duties to maintain and keep in good repair and condition the Common Areas and the Common Services and Facilities in accordance with the provisions of the DMC.
18. Each Share shall during the residue of the Term and any renewal thereof and subject to the covenants and terms contained in the Government Grant and in the DMC, be held by the person or persons from time to time entitled thereto together with the benefit, insofar as applicable, of the easements, rights and privileges set out in Part I of the Second Schedule to the DMC, including but not limited to the following rights, easements and privileges:
- (I) Rights, Easements and Privileges applicable to all Owners of the Residential Development:
- (a) Full right and liberty (Subject Always to the rights of the Manager and the First Owner reserved under the DMC) for the Owner of a Residential Unit of the Residential Development for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right):
- (i) to go, pass and repass over and along and upon and to use the Residential Common Areas and the Residential/Residential Car Park Common Areas and the Residential Common Services and Facilities and the Residential/Residential Car Park Common Services and Facilities for all purposes connected with the use and enjoyment of his Unit;
- (ii) to go, pass and repass over and along and upon the Estate Common Areas and the Residential Car Park Common Areas for the purposes of access and egress to and from the drop off areas, the lay-bys, loading and unloading spaces, the visitors’ car parking spaces; and
- (iii) to go, pass and repass over and along and upon those parts of the Pedestrian Link which form part of the Commercial Development for all purposes connected with the use and enjoyment of his Unit
- (b) Full right and liberty for the residents for the time being, of a Unit in the Residential Development and his bona fide guests and visitors to use and enjoy, for the purpose of recreation only and subject to the rules regulations and fees prescribed for their use by the Manager, the Private Recreational Areas and Facilities intended for use by the residents of the Residential Development and his bona fide guests and visitors PROVIDED that in exercising such right no person shall damage or interfere with or permit or suffer to be damaged or interfered with, the general amenities, plant, equipment or services provided.
- (II) Rights, Easements and Privileges applicable to the Owners of the Car Parking Spaces
- (a) Full right and liberty (Subject Always to the rights of the Manager and the First Owner reserved under the DMC) for the Owner of a Car Parking Space for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) to go, pass and repass over and along and upon and to use the Residential Car Park Common Areas and the Residential/Residential Car Park Common Areas, the Residential Car Park Common Services and Facilities and the Residential/Residential Car Park Common Services and Facilities for all purposes connected with the use and enjoyment of his Car Parking Space.
- (b) Subject to the provisions of Clauses 24, 25 and 26 of Section E of the DMC and to the management expenses for the Common EV Facilities to be borne by the Owners of EV Car Parking Spaces, the full right and liberty (Subject Always to the rights of the Manager and the First Owner) for the Owner of

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an EV Car Parking Space for the time being at his own cost and expense to install, maintain, repair and replace an electric meter and such associated facilities within the electric meter room of the Residential Car Park Common Areas and to lay and/or maintain, repair and replace such cables, base box, socket outlets, protective and security devices within the Residential Car Park Common Areas at such locations and in such manner to be approved by the Manager for the purposes of or in connection with the use and enjoyment and operation of the Non-Common EV Facilities serving his EV Car Parking Space exclusively.

(III) Rights, Easements and Privileges applicable to the Owners of the Commercial Development

- (a) The full right and liberty (Subject Always to the rights of the Manager and the First Owner reserved under the DMC) for the Owner (or Owners in accordance with the provisions in the Sub-Deed of Mutual Covenant (if any)) of the Commercial Development and all other persons authorized by them (in common with all other persons having the like right) to go, pass and repass over and along and upon any part of the Estate Common Areas for the purposes of access to and egress from the Commercial Development.
- (b) Subject to Clause 3 of the Third Schedule to the DMC, the right for the Owner (or Owners in accordance with the provisions in the Sub-Deed of Mutual Covenant (if any)) of the Commercial Development and all others authorized by them to install, exhibit, erect or affix on or within the Commercial Development or any part thereof (including, but not limited to, the external walls thereof) owned by them any structure, installation, sign, signboard, advertisement or other things (whether illuminated or not) and to carry out any alteration and/or addition works (whether structural or non-structural) to the Commercial Development or any part thereof (including, but not limited to, the external walls thereof) owned by them subject to the prior approval or consent having been obtained from the relevant Government authorities or department if such approval or consent is required and subject also to compliance with all applicable Building Regulations or any ordinances, legislations and regulations or other permit, consent or requirement from time to time applicable thereto Provided That it will not create any nuisance or interfere with the enjoyment and use by any Owners or occupiers of their Units and Provided Further That the relevant Owner(s) of the Commercial Development shall be responsible for and shall indemnify the Manager and all other Owners from all loss, damages, actions, proceedings, claims, demands, costs and expenses arising directly or indirectly from the installation, exhibition, erection, affixing, use or removal of any structure, installation, sign, signboard, advertisement or other things by him or any defect therein or the non-repair thereof or any alteration or addition works carried out or caused to be carried out by him. Any land premium, payments, compensation and other money in relation to such amendment, alteration, and variation shall be borne by the relevant Owner(s) of the Commercial Development solely.
- (c) Subject to the approval of the Manager, the right for the Owner (or Owners in accordance with the provisions in the Sub-Deed of Mutual Covenant (if any)) of the Commercial Development to designate or re-designate or alter the use of the Commercial Development or any part(s) thereof owned by such Owner(s), without the concurrence or approval of any other Owners or other person having an interest in the Land and the Development and no such designation, re-designation or alteration shall give the other Owners any right of action against such Owner(s) Provided that such designation, re-designation or alteration will not create any nuisance or interfere with the enjoyment and use by any Owners or occupiers of their Units but nothing herein shall absolve such Owner(s) from the requirements of obtaining the prior written consent of the Government pursuant to the Government Grant (if necessary) and/or other relevant governmental authorities.
- (d) The right for the Owner (or Owners in accordance with the provisions in the Sub-Deed of Mutual Covenant (if any)) of the Commercial Development to name and change the name of the Commercial Development or any part(s) thereof at any time Provided That one (1) month's prior written notice shall be given to the Manager and the Owner(s) of the Commercial Development shall bear all costs incurred by the Manager in erecting or replacing any existing building name or directional signage within the

Development as a result of the exercise of this right and Provided Further That it will not create any nuisance or interfere with the enjoyment and use by any Owners or occupiers of their Units.

- (e) Subject to the approval of the Director, the right for the Owner (or Owners in accordance with the provisions in the Sub-Deed of Mutual Covenant (if any)) of the Commercial Development to allocate and/or sub-allocate the number of Shares in the Land and the Development in respect of the Commercial Development or any parts thereof retained by the Owner(s) of the Commercial Development and the Management Units relating thereto Provided That such allocation or sub-allocation shall not affect or prejudice the Shares and Management Units allocated to other Units or the use and enjoyment of any Unit by any Owner or occupier shall not be adversely affected.
- (f) The right for the Owners of the Commercial Development to enter into a Sub-Deed of Mutual Covenant in respect of the Commercial Development (the “**Commercial Sub-DMC**”) and Sub-Deed(s) of Mutual Covenant in respect of any part of the Commercial Development (the “**Commercial Sub-Sub-DMC**”) which expression shall include all subsequent and further Sub-Deeds of Mutual Covenant in respect of part of the Commercial Development and any documents (whatsoever named) which by their nature or in substance amount to a Sub-Deed of Mutual Covenant in respect of part of the Commercial Development) for the purpose of making further provisions for the management, maintenance and servicing of the Commercial Development or the relevant part thereof for which it is made and its equipment, services and apparatus and for the purpose of further defining and regulating the rights, interests and obligations of the Owners thereof Provided that :
 - (i) the Commercial Sub-DMC or the Commercial Sub-Sub-DMC (as the case may be) must be previously approved in writing by the Director unless the Director, in his absolute discretion, waives the requirement of approval of the Commercial Sub-DMC or the Commercial Sub-Sub-DMC (as the case may be);
 - (ii) (unless the Director, in his absolute discretion, waives the requirement of approval of the Commercial Sub-DMC or the Commercial Sub-Sub-DMC (as the case may be)), the Owners of the Commercial Development or the relevant part of the Commercial Development (as the case may be) shall keep the Manager fully informed of the updated status of the approval process including but not limited to any objection or amendments made by the Director ;
 - (iii) the provisions of the Commercial Sub-DMC or the Commercial Sub-Sub-DMC (as the case may be) shall not conflict with the provisions of the DMC and shall not affect the rights, interests or obligations of other Owners and/or the Manager under the DMC;
 - (iv) the Commercial Sub-DMC shall contain the following provisions to the effect that:-
 - (a) a manager shall be appointed for the management, maintenance and servicing of the Commercial Development (the “**Commercial Manager**”);
 - (b) the Commercial Manager shall include in the annual budget for the Commercial Development as items of expenditure the Management Charges, payment of any deposits, contributions to the estate common account of the Special Fund and any other costs and expenses which the Owners of the Commercial Development shall be liable to pay or contribute under the DMC in relation to the Estate Common Areas and the Estate Common Services and Facilities (collectively the “**Contributions**”);
 - (c) the Commercial Manager shall have power and duty to collect from the Owners of the Commercial Development management charges to cover the Contributions; and
 - (d) the Commercial Greenery Areas and the loading and unloading spaces provided pursuant to Special Condition No.(46)(a)(ii) and designated for use by the Commercial Development shall be designated as part of the Commercial Common Areas in the Commercial Sub-DMC.
 - (v) the Commercial Manager shall comply with the provisions of the Commercial Sub-DMC mentioned in sub-paragraphs (iv)(b) and (iv)(c) above and the Manager shall be entitled to take enforcement

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- actions against the Commercial Manager and/or the Owners of the Commercial Development in respect of their respective obligations relating to payment of the Contributions payable by the Owners of the Commercial Development under the DMC.
- (g) The right for the Owner of the Commercial Development for so long as it remains the sole Owner thereof to maintain the Covered Footbridges and to make alteration, addition and/or improvement to the Covered Footbridges without the concurrence or consultation or approval of any Owner or other person having an interest in the Development or any part thereof, but nothing herein shall absolve the Owner of Commercial Development from obtaining the prior written consent of the Government.
19. Each Share shall during the residue of the Term and any renewal thereof and subject to the covenants and terms contained in the Government Grant and in the DMC, be held by the person or persons from time to time entitled thereto subject to the exceptions and reservations set out in Part II of the Second Schedule to the DMC, including but not limited to the following exceptions and reservations:
- (a) Rights of Manager
- (i) Full right and privilege for the Manager, with or without surveyors, workmen and others, at all reasonable times on prior reasonable notice (except in case of emergency) to enter on and into each and every part of the Land and the Development including each Unit for the purposes of carrying out necessary repairs to the Development including but not limited to inspecting, rebuilding, repairing, renewing, replacing, renovating, maintaining, cleaning, painting or decorating the structure of the Development, the Common Areas and the Common Services and Facilities or any part or parts thereof, or any Unit in respect of which the Owner shall be in default of its obligations to repair and maintain or for abating any hazard or nuisance which does or may affect the Common Areas, the Common Services and Facilities or other Owners or for the exercise and carrying out of any of its powers and duties under the provisions of the DMC causing as little disturbance as is reasonably practicable and making good any damage caused thereby. Provided That the Manager shall at its own costs and expenses repair any damage so caused by the default of the Manager and shall be liable for the negligent, wilful or criminal acts of the Manager, its staff, agents and contractors.
- (ii) In respect of any flat roof or roof (if any) forming part of a Unit:
- (I) the right for the Manager, its servants, agents, contractors and persons duly authorized on prior reasonable notice (except in case of emergency) to gain access to and enter upon any such flat roof or roof and to remain there for such reasonable period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Common Services and Facilities in or upon the flat roof or roof or to which access is gained via the flat roof or roof and, on a temporary basis, to erect, place or store on any flat roof or roof any scaffolding or other plant, equipment or materials necessary for the purpose of the aforementioned works for so long as such works are being carried on Provided That the Manager, its servants, agents, contractors and duly authorized persons in exercising the aforesaid rights shall cause as little disturbance as reasonably practicable and shall make good any damage caused thereby;
- (II) the right for the Manager to have access to, over and/or on the flat roof or the roof or the parapet walls of the flat roof or the roof for the purposes of cleaning gondola and/or any davit arm, other equipment or device of management (collectively referred to in the DMC as the "gondola" which expression shall include all brackets, hinges, posts or other related equipment) installed and placed within the Residential Common Areas and to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior of the Development or any part thereof and Provided that prior reasonable notice shall be given to the relevant Owner by the Manager, its servants, agents, contractors and persons duly authorized to enter upon the flat roof or roof for the purposes of operating, installing, keeping, repairing, storing and/or parking the gondola and in this connection the

- Manager, its agents, contractors and duly authorized persons shall have the right to temporarily fence off the relevant part of the flat roof or roof on giving prior reasonable notice to the relevant Owner Provided That in exercising any of its aforesaid rights the Manager, its servants, agents, contractors and persons duly authorized to enter upon the flat roof or roof shall cause as little disturbance as reasonably practicable and shall make good any damage caused thereby.
- (b) Rights of First Owner
- For so long as the First Owner remains the beneficial owner of any Share (and in addition to any other right which it may have reserved under (i) the Assignment and (ii) the Assignment to the Purchaser), the First Owner shall have the exclusive and unrestricted right in its absolute discretion at any time or times and from time to time as it shall deem fit to do all or any of the following acts or deeds and/or to exercise all or any of the following rights, liberty, privileges and entitlement without the necessity of joining in or the concurrence or approval of any other Owner (unless provided otherwise in the DMC), the Manager or any other person interested in the Land and the Development:-
- (i) in accordance with the terms of the Government Grant, to assign upon execution of the DMC the Common Areas and Common Services and Facilities or any part or parts thereof together with the Shares relating thereto to the Manager, without consideration, for the general benefit of the Owners Provided that upon such assignment such areas and facilities shall be held by the Manager as trustee for all the Owners and if the Manager shall resign or be wound up or are removed in accordance with the provisions of Clause 2 of Section H of the DMC and another manager appointed in its place, or if required by an Owners Corporation for the Development formed under the Building Management Ordinance then the Manager or its liquidator shall assign such Common Areas and Common Services and Facilities together with the Shares relating thereto (if any) free of costs and consideration to the new manager or Owners Corporation (as appropriate) upon the same trusts;
- (ii) without prejudice to Clause 3(e) of Part II of the Second Schedule to the DMC and subject to obtaining the prior written consent of the Director, to allocate and re-allocate Shares to any particular part of the Development (excluding the Units which have been assigned by the First Owner) following the issue of an Occupation Permit in respect of that particular part and to each Unit and the Common Areas and Common Services and Facilities and to allocate and re-allocate Management Units to each Unit thereto necessitated by any change in gross floor area;
- (iii) to construct, maintain, lay, alter, remove, re-route and renew drains, pipes, cables, sewers and other installations, fittings, chambers and other structures within the Land and the Development or partly within the Land and the Development and adjoining land to supply utilities services and recreational facilities to the Land and the Development Provided that in exercising any of its rights under this Sub-clause by the First Owner, the use and enjoyment of the Units by the Owners shall not be adversely affected Provided further that if the said drains, pipes, cables, sewers, installations, fittings, chambers and structures form parts of the Common Areas or the Common Services and Facilities, the exercise of the aforesaid right shall be subject to the prior consent of the Owners Committee (if in existence) or the Manager (before the formation of the Owners Committee);
- (iv) subject to the approval of a meeting of the Owners of the Development convened under the DMC, to grant any rights, rights of way or easements or quasi-easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian links, pedestrian walkways, footbridges, subways, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water and electricity storage, transformation and supply systems) over any part or parts of the Estate Common Areas or Estate Common Services and Facilities, the Residential Common Areas or Residential Common Services and Facilities, the Residential Car Park Common Areas or the Residential Car Park Common Services and Facilities, the Residential/

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Residential Car Park Common Areas or the Residential/Residential Car Park Common Services and Facilities, or to grant any similar rights by licence for the benefit of any adjoining or neighbouring lands on such terms and conditions and to such persons as the First Owner shall deem fit;

20. Subject to the rights reserved to the First Owner in Clause 3 of Part II of the Second Schedule to the DMC, an Owner shall not (except in case of Clause 1(b) to (e), (o), (p), (s), (v) and (ab) to (ak) of the Third Schedule with the previous written consent of the Manager which may be granted, withheld or granted subject to conditions the Manager may impose under Clause 8(a) of Section E of the DMC) :
- (a) erect or build or permit or suffer to be erected or built on any roof, flat roof or any part thereof of any building, carport or other structure erected on or in the Development, or the Common Areas any structure whatsoever whether of a temporary or permanent nature;
 - (b) damage, injure or deface or permit or suffer to be damaged, injured or defaced any part of the structure, fabric or decorative features of the Common Areas including any trees, plants or shrubs in or about the Land and the Development;
 - (c) damage or interfere with or permit or suffer to be damaged or interfered with the Common Services and Facilities;
 - (d) encumber or obstruct or permit or suffer to be encumbered or obstructed with any boxes, dustbins, packaging goods, rubbish, chattels or other obstruction of any kind or nature any of the Common Areas and the Manager shall be entitled without notice and at the Owner's expense to remove and dispose of as they see fit any such material aforesaid and the Manager shall not thereby incur any liability to the Owner or any other person whomsoever and each and every Owner by the DMC agrees to keep the Manager indemnified against all losses, claims damages or expenses of and against the Manager in respect thereof;
 - (e) in no event shall dogs be permitted in lifts or in any part of the Development intended for common use unless they are (1) carried, (2) on leash and wearing mouth strap, (3) microchipped and vaccinated, (4) licensed by the Agriculture, Fisheries and Conservation Department and (5) registered with the Manager. Notwithstanding anything contained in the above, in no event shall dogs be permitted in the Common Areas (including without limitation, the Club House and lawns areas) save for those areas as may be designated by the Manager for use by dogs from time to time;
 - (f) affix or install onto the external walls or through the windows of any Residential Unit any air-conditioner or air-conditioning unit other than at the air-conditioning platform already provided or at such places designated for such purposes;
 - (g) tamper with, remove or interfere with or permit or suffer or cause to be tampered with, removed or interfered with the fire alarm system serving the Development or any part thereof and/or the common fire alarm system installed in the Development connecting and serving the Development; and
 - (h) alter, vary or tamper with the Noise Mitigation Measures or any part thereof.
21. (a) Subject to the reserved rights of the First Owner under Clause 3 of Part II of the Second Schedule to the DMC, no Owner may convert any of the Common Areas to his own use or for his own benefit unless the approval of the Owners Committee has been obtained. Any payment received for the approval shall be credited to the relevant Special Fund as provided in Clause 2 of Section J of the DMC.
- (b) Subject to the reserved rights of the First Owner under Clause 3 of Part II of the Second Schedule to the DMC and the provisions as contained in the DMC, no Owner may convert or designate any of his own areas as Common Areas unless the approval by a resolution of Owners at a meeting of the Owners of the Development convened under the DMC or at a meeting of the Owners of the relevant part of the Development convened under the DMC or the relevant Sub-Deed of Mutual Covenant (as the case may be) has been obtained. No Owner or the Manager will have the right to re-convert or re-designate the Common Areas to his or its own use or benefit.

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

TOWER 1

Floor	Unit	No. of Shares allocated to each Unit	Sub-Total
5 th - 18 th (12 Storey)	A	71	852
5 th - 18 th (12 Storey)	B	48	576
5 th - 18 th (12 Storey)	C	49	588
5 th - 18 th (12 Storey)	D	71	852
		TOTAL:	2,868

Note: There is no designation of 4/F, 13/F and 14/F

TOWER 2

Floor	Unit	No. of Shares allocated to each Unit	Sub-Total
5 th - 27 th (20 Storey)	A	73	1,460
5 th - 27 th (20 Storey)	B	49	980
5 th - 27 th (20 Storey)	C	49	980
5 th - 27 th (20 Storey)	D	71	1,420
		TOTAL:	4,840

Note: There is no designation of 4/F, 13/F, 14/F and 24/F

TOWER 3

Floor	Unit	No. of Shares allocated to each Unit	Sub-Total
5 th - 37 th (29 Storey)	A	71	2,059
5 th - 37 th (29 Storey)	B	50	1,450
5 th - 37 th (29 Storey)	C	50	1,450
5 th - 37 th (29 Storey)	D	71	2,059
		TOTAL:	7,018

There is no designation of 4/F, 13/F, 14/F, 24/F and 34/F

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TOWER 5

Floor	Unit	No. of Shares allocated to each Unit	Sub-Total
5 th - 39 th (30 Storey)	A	50	1,500
40 th - 48 th (8 Storey)	A	78	624
5 th - 39 th (30 Storey)	B	40	1,200
40 th - 48 th (8 Storey)	B	74	592
5 th - 21 st (15 Storey)	C	44	660
23 rd - 48 th (23 Storey)	C	49	1,127
5 th - 39 th (30 Storey)	D	49	1,470
40 th - 48 th (8 Storey)	D	78	624
5 th - 39 th (30 Storey)	E	78	2,340
		TOTAL:	10,137

Note: 1. There is no designation of 4/F, 13/F, 14/F, 24/F, 34/F and 44/F
2. Refuge Floor located on 22/F

TOWER 6

Floor	Unit	No. of Shares allocated to each Unit	Sub-Total
5 th - 21 st (15 Storey)	A	45	675
23 rd - 28 th (5 Storey)	A	50	250
29 th - 48 th (18 Storey)	A	80	1,440
5 th - 28 th (20 Storey)	B	40	800
29 th - 48 th (18 Storey)	B	74	1,332
5 th - 21 st (15 Storey)	C	44	660
23 rd - 28 th (5 Storey)	C	49	245
29 th - 48 th (18 Storey)	C	48	864
5 th - 48 th (38 Storey)	D	48	1,824
5 th - 28 th (20 Storey)	E	48	960
		TOTAL:	9,050

Note: 1. There is no designation of 4/F, 13/F, 14/F, 24/F, 34/F and 44/F
2. Refuge Floor located on 22/F

TOWER 7

Floor	Unit	No. of Shares allocated to each Unit	Sub-Total
5 th - 21 st (15 Storey)	A	45	675
23 rd - 28 th (5 Storey)	A	50	250
29 th - 50 th (20 Storey)	A	80	1,600
5 th - 28 th (20 Storey)	B	40	800
29 th - 50 th (20 Storey)	B	74	1,480
5 th - 21 st (15 Storey)	C	44	660
23 rd - 50 th (25 Storey)	C	49	1,225
5 th - 50 th (40 Storey)	D	49	1,960
5 th - 28 th (20 Storey)	E	49	980
		TOTAL:	9,630

Note: 1. There is no designation of 4/F, 13/F, 14/F, 24/F, 34/F and 44/F
2. Refuge Floor located on 22/F

TOWER 8

Floor	Unit	No. of Shares allocated to each Unit	Sub-Total
5 th - 21 st (15 Storey)	A	50	750
23 rd - 50 th (25 Storey)	A	79	1,975
5 th - 21 st (15 Storey)	B	40	600
23 rd - 50 th (25 Storey)	B	74	1,850
5 th - 21 st (15 Storey)	C	44	660
23 rd - 50 th (25 Storey)	C	49	1,225
5 th - 21 st (15 Storey)	D	49	735
23 rd - 50 th (25 Storey)	D	78	1,950
5 th - 21 st (15 Storey)	E	78	1,170
		TOTAL:	10,915

Note: 1. There is no designation of 4/F, 13/F, 14/F, 24/F, 34/F and 44/F
2. Refuge Floor located on 22/F

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

C. The term of years for which the manager of the Development is appointed

The Manager of the Development shall be appointed to manage and provide services in respect of the whole of the Development for an initial period of two (2) years commencing on the date of the DMC subject to the terms of the DMC (including the provisions for termination contained in the DMC) and Schedule 7 and Schedule 8 of the Building Management Ordinance.

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

1. Subject to sub-clauses (b)(II) of Clause 5 of Section J of the DMC, the Owners shall contribute towards the Management Charges in the following manner :-

(a) all Owners of Units in the Development shall contribute to the expenses of the Estate Management Budget in the proportion that the Management Units attributable to the Units owned by them bears to the total Management Units allocated to the Development;

(b) the Owners of the Residential Units shall contribute to the expenses of the Residential Development Management Budget in the proportion that the Management Units attributable to the Residential Units owned by them bears to the total Management Units allocated to the Residential Development;

(c) the Owners of the Car Parking Spaces shall contribute to the expenses of the Residential Car Park Management Budget in the proportion that the Management Units attributable to such Car Parking Spaces owned by them bears to the total Management Units allocated to all Car Parking Spaces.

Provided That where the Manager prepares sub-budgets or sub-sub-budgets for any part of the Development other than the above budgets, only the expenses which are attributable to that part as a whole shall be apportioned and the expenses of any sub-budget or sub-sub-budget shall be paid by the Owners of Units covered by such a sub-budget or sub-sub-budget in the proportion that the Management Units attributable to the Units owned by them bears to the total number of Management Units allocated to the relevant part of the Development covered by such a sub-budget or sub-sub-budget.
2. Since the Residential Car Park Common Areas and the Residential Car Park Common Services and Facilities also serve and benefit the visitors parking spaces which are Residential Common Areas, 15% of the expenditure for management and maintenance of the Residential Car Park Common Areas and the Residential Car Park Common Services and Facilities, including the contribution to the residential car park common account of the Special Fund, will be borne by the Owners of Residential Units. As such, the Manager will charge all Owners of Residential Units of the said 15% of the expenditure, so that the Owners of the Residential Units shall contribute to 15% of the costs and expenses of the Residential Car Park Management Budget which shall be apportioned among the Owners of the Residential Units in the proportion that the Management Units attributable to the Residential Units owned by them respectively bear to the total Management Units attributable to all Residential Units.
3. The Owners of the Car Parking Spaces shall contribute to the remaining part of the costs and expenses of the Residential Car Park Management Budget which shall be apportioned among the Owners of the Car Parking Spaces in the proportion that the Management Units attributable to the Car Parking Spaces owned by them respectively bear to the total Management Units attributable to all Car Parking Spaces.

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

The amount of management fee deposit is equivalent to three months' Management Charges.

F. Summary of the provisions of the DMC that deal with the area (if any) in the Development retained by the owner for that owner's own use

Not Applicable.

Note: Unless otherwise defined in this Sales Brochure, capitalized terms used in the above shall have the same meaning of such capitalized terms used in the DMC.

SUMMARY OF DEED OF MUTUAL COVENANT

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A. 處理發展項目的公用部分的公契擬稿（「公契」）的條文的摘要

1. 「**商業公用地方**」指該等於「商業發展部分」中將根據將來「商業發展部分」的「分公契」而劃分予「商業發展部分」的「業主」、佔用人及受許可人及彼等真正來賓、訪客或賓客公用及共享之部分。
2. 「**商業公用服務與設施**」指該等於「商業發展部分」中將根據將來「商業發展部分」的「分公契」而劃分，並供「商業發展部分」整體而非任何個別或一群「業主」專享之服務與設施。
3. 「**商業部分綠化地方**」指構成「政府批地文件」特別條款第(24)條所指的園景美化地方一部分及位於「商業發展部分」地下、一樓及二樓的綠化地方（包括位於地下、由地面高度至一樓樓板底部，及位於二樓、在一樓百葉窗高度與二樓百葉窗高度之間的垂直綠化牆，其位置僅為辨認之用於「公契」附夾的地下平面圖及二樓平面圖中以黑色虛線顯示及以「VGW」作標示），如可在圖則上顯示，在「公契」附圖中以綠色交叉黑斜線（代表按屋宇署所發的可持續建築設計指引要求而納入計算綠化地方面積的綠化地方）顯示僅供辨認。
4. 「**公用地方**」指「屋苑公用地方」、「住宅公用地方」、「住宅停車場公用地方」、「住宅/住宅停車場公用地方」及「發展項目」中根據由「首業主」依「公契」而簽立的任何「分公契」或任何單邊契據（並於附夾在該等文件的圖則內進一步辨出）而被劃作公用地方之部分，惟不包括任何屬於任何個別「單位」的「業主」或只供個別「單位」享用的「住宅發展部分」或「停車場」的部分，亦不包括「商業發展部分」。
5. 「**公用電動車設施**」指所有在「住宅停車場公用部分」中已或擬安裝並提供予「電動車停車位」的「業主」為或有關任何於「電動車停車位」停泊的《道路交通條例》(第374章)下領牌之電動車充電而公用及共享之設施；此等設施並不供任何「電動車停車位」單獨享用或屬於任何「電動車停車位」的業主，並包括但不限於電線、電纜、管道、線槽、儀器、設備及其他電力或其他裝置或其他為或有關上述用途的設施。
6. 「**公用服務與設施**」指「屋苑公用服務與設施」、「住宅公用服務與設施」、「住宅停車場公用服務與設施」、「住宅/住宅停車場公用服務與設施」及「發展項目」中根據由「首業主」依「公契」而簽立的任何「分公契」或任何單邊契據而被劃作公用服務與設施之服務與設施，惟不包括任何屬於任何個別「單位」的「業主」或只供個別「單位」或「商業發展部分」享用的服務與設施。
7. 「**屋苑公用地方**」指該等於「發展項目」中擬供「發展項目」所有「業主」整體使用而非個別或一群「業主」專享的部分，包括但不限於綠化地方（「商業部分綠化地方」除外）、緊急車輛通道、行車道、車輛出入通道、警衛室、消防入水掣、電力房、洗手間、檢測錶箱、通風槽、斜路、行人徑、樓梯、樓梯平台、走廊及通道；泵房、水錶房、風扇房、喉管井槽、通風井、垃圾儲存和物料回收室；護欄牆、結構牆及柱、基座及「發展項目」內建築物的其他結構部分及在「發展項目」內並非供個別或一群業主單獨享用之所有其他公用地方（惟不包括「住宅公用地方」、「住宅停車場公用地方」、「住宅/住宅停車場公用地方」及根據由「首業主」依「公契」而簽立的任何「分公契」或任何單邊契據而被劃作其他「公用地方」一部分之地方），並僅為辨認之用於「公契」附圖中以粉紅色加黑色斜線（代表按屋宇署所發的可持續建築設計指引要求而納入計算綠化地方面積及構成根據「政府批地文件」特別條款第(24)條所指的園景美化地方一部分的綠化地方）及粉紅色顯示（如可顯示的話）。
8. 「**屋苑公用服務與設施**」指該等於「發展項目」內、上或下已建或擬建並供「發展項目」整體而非任何個別或一群「業主」專享的服務與設施，包括但不限於污水管、溝渠、排水渠、水道、水管及管槽；泵、水缸及衛生配件；電線、電纜、電力裝置、配件、設備與器具；街道消防栓水缸、消防水缸、消防花灑系統水箱、保安系統、設備與器具；垃圾處置設備；通風及空調機與設備；冷氣機及風機，以及於「發展項目」中用作或安裝作適意設施的一部分以供「發展項目」整體公用及共享而非任何個別或一群「業主」專享的服務與設施（但不包括

「住宅公用服務與設施」、「住宅停車場公用服務與設施」及「住宅/住宅停車場公用服務與設施」及根據由「首業主」依「公契」而簽立的任何「分公契」或任何單邊契據而被劃作其他「公用服務與設施」一部分之服務與設施）。

9. 「**供訪客停車位使用的電動車設施**」指所有在「住宅公用地方」內已或擬安裝為或有關任何於「訪客停車位」停泊的《道路交通條例》(第374章)下領牌之電動車充電之設施，此等設施包括但不限於電線、電纜、管道、線槽、電錶、底座、插座、鎖、蓋及其他保安及/或保護性設備、充電站、儀器、器具及其他電力或其他裝置或其他為或有關上述用途的設施。
10. 「**私家康樂地方及設施**」指根據「政府批地文件」特別條款第(30)條獲「署長」批准而於現時或「批租期」內任何時間提供予「住宅發展部分」之住客及其真正訪客公用及共享之康樂地方及康樂設施及附屬設施（包括但不限於「會所」）。
11. 「**住宅停車場公用地方**」指該等於「停車場」內擬供劃予「住宅單位」住客及其真正賓客、訪客或來賓的汽車或電單車停泊的「停車位」的「業主」、佔用人及受許可人公用及共享之部分，包括但不限於所有附屬範圍、通道地方、空間、入口、斜路、行車道，如可在圖則上顯示，在「公契」附圖中以紫色顯示僅供辨認。
12. 「**住宅停車場公用服務與設施**」指該等於「停車場」內、上或下供屬於「住宅單位」住客及其真正賓客、訪客或來賓的汽車或電單車停泊的「停車位」享用的服務與設施，包括但不限於機器及機械、電力裝置、裝置及設備、欄杆、保安亭、收費亭及供水設備及「公用電動車設施」。
13. 「**住宅公用地方**」指該等於「住宅發展部分」內擬供「住宅發展部分」的「業主」公用及共享而非任何一個「住宅單位」的「業主」專享之服務與設施，包括但不限於綠化地方（「商業部分綠化地方」除外）、供安裝或使用天線廣播分導或電訊網絡設施的地方、轉換層、住宅入口大堂、「發展項目」1樓至3樓的住宅穿梭升降機大堂、樓梯、樓梯平台、部分「行人連廊」、走廊及通道、庇護層及隔音簷、升降機槽、機器及設備室、「大樓」的公用走廊及升降機大堂、垃圾房、游泳池濾水裝置室、天台及平台、「大樓」的建築裝飾及附屬支撐樑柱、「大樓」的外牆（包括非結構預製外牆、面板、疏格、格柵及面牆）、空調機平台及所有附屬的固定裝置（包括但不限於格柵及支架）、護欄牆、「住宅發展部分」內或其附屬的結構牆及柱、位於地下並在「公契」附圖中以編號RL1至RL7顯示的上落貨停車位、訪客停車位、「單車停車位」、管理員辦事處、「私家康樂地方及設施」、泵房、電力變壓房、電掣房、主電訊廣播設備室、電訊管線、電纜槽、通風井、郵箱、草坪、水景、花槽、行人徑、休憩空間及其他劃供「住宅發展部分」享用的其他地方，但不包括任何包括在「屋苑公用地方」、「住宅停車場公用地方」及「住宅/住宅停車場公用地方」之地方，並僅為辨認之用於「公契」附圖中以黃色加黑色斜線（代表按屋宇署所發的可持續建築設計指引要求而納入計算綠化地方面積及構成根據「政府批地文件」特別條款第(24)條所指的園景美化地方一部分的綠化地方）及黃色顯示（如可顯示的話）。
14. 「**住宅公用服務與設施**」指該等於「發展項目」內、上或下已建或已安裝或擬建或擬安裝並供「住宅發展項目」而非任何一個「住宅單位」的「業主」專享的服務與設施，包括但不限於「供訪客停車位使用的電動車設施」、天線廣播分導或電訊網絡設施、排水渠、渠道、水缸、管線系統、水管、電纜、電線、機器及機械、空調與通風系統、電力裝置、裝置、設備及器具、升降機、滅火裝置及設備、保安系統及器具及吊船，但不包括任何包括在「屋苑公用服務與設施」、「住宅停車場公用服務與設施」及「住宅/住宅停車場公用服務與設施」之服務與設施。
15. 「**住宅/住宅停車場公用地方**」指該等在「發展項目」內擬供「住宅發展部分」的「業主」、佔用人及受許可人及「停車位」的「業主」、佔用人及受許可人公用及共享之部分，但不包括「屋苑公用地方」、「住宅公用地方」及「住宅停車場公用地方」，如可在圖則上顯示，在「公契」附圖中以橙色顯示僅供辨認。

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16. 「住宅/住宅停車場公用服務與設施」指該等於「發展項目」內、上或下供「住宅發展部分」及「停車位」享用之服務與設施，但不包括任何包括在「屋苑公用服務與設施」、「住宅公用服務與設施」及「住宅停車場公用服務與設施」之服務與設施。
17. 受限於《建築物管理條例》及「公契」條文，「公用地方」及「公用服務與設施」將由「管理人」專屬控制。「管理人」將有權力及職責根據「公契」條文保養及維持「公用地方」及「公用服務與設施」至修繕妥當及狀況良好。
18. 在「批租期」餘下年期及其任何續租年期內，並受限於「政府批地文件」及「公契」內之契約與條款，每份「份數」將由不時擁有相關權益的人士持有，並連同「公契」第二附表第I部分訂明的地役權、權利及特權（如適用），包括但不限於以下地役權、權利及特權：
- (I) 適用於所有「住宅發展部分」的「業主」的地役權、權利及特權
- (a) 「住宅發展部分」內「單位」的現任「業主」及其傭僕、代理、受許可人、租客及合法佔用人（與所有其他擁有同等權利之人等共享）擁有全權和自由權（受限於「公契」下保留予「管理人」及「首業主」之權利）：
- (i) 行經、通行及再通行、進出、往返及使用「住宅公用地方」及「住宅/住宅停車場公用地方」及「住宅公用服務與設施」及「住宅/住宅停車場公用服務與設施」，以作任何與使用及享用其「單位」之所有用途；
- (ii) 行經、通行及再通行、進出、往返及使用「屋苑公用地方」及「住宅停車場公用地方」，以便通行和來往落客處、停車等候處、貨車上落客停車位及訪客停車位；及
- (iii) 行經、通行及再通行、進出、往返及使用構成「商業發展部分」一部分之「行人連廊」，以作任何與使用及享用其「單位」之所有用途。
- (b) 「住宅發展部分」內「單位」的現任「住客」及其真正來賓及訪客均擁有全權和自由權使用及享用擬供「住宅發展部分」內「單位」的「住客」及其真正來賓及訪客「私家康樂地方及設施」，以作康樂用途，惟須遵守「管理人」指定的規例和繳付的費用。任何人士在行使此權利時不得損害、干預或允許或容忍他人損害或干預該處提供的一般適意設施、機器、設備或服務。
- (II) 適用於所有「停車位」的「業主」的地役權、權利及特權
- (a) 「停車位」的現任「業主」及其傭僕、代理、受許可人、租客及合法佔用人（與所有其他擁有同等權利之人等共享）擁有全權和自由權（受限於「公契」下保留予「管理人」及「首業主」之權利）行經、通行及再通行、進出、往返及使用「住宅停車場公用地方」、「住宅/住宅停車場公用地方」、「住宅停車場公用服務與設施」及「住宅/住宅停車場公用服務與設施」，以作任何與使用及享用其「停車位」之所有用途。
- (b) 受限於「公契」E部第24、25及26條及「公用電動車設施」之管理開支由「電動車停車位」之「業主」承擔，「電動車停車位」之現任「業主」擁有全權和自由權（受限於「公契」下保留予「管理人」及「首業主」之權利）自費在「住宅停車場公用地方」安裝、保養、維修及更換電錶及該等在電錶房內的附屬設施，及在「住宅停車場公用地方」內在「管理人」批准的位置及經其批准的方式鋪設及/或保養、維修及更換該等電纜、底座、電掣、保護及保安設備，以供使用、享用及運作其「電動車停車位」專屬的「非公用電動車設施」。
- (III) 適用於所有「商業發展部分」的「業主」的地役權、權利及特權
- (a) 「商業發展部分」的「業主」（或「分公契」（如有）條文下的「業主」）及所有獲其授權之其他人士（與所有其他擁有同等權利之人等共享）擁有全權和自由權（受限於「公契」下保留予「管理人」及「首業主」之權利）行經、通行及再通行、進出、往返及使用「屋苑公用地方」之任何部分，以進出「商業發展部分」。
- (b) 受限於「公契」第三附表第3條，「商業發展部分」的「業主」（或「分公契」（如有）條文下的「業主」）及所有獲其授權之其他人士有權在其擁有的「商業發展部分」或其任何部分內或上安裝、展示、搭建或附上任何結構、裝置、標誌、招牌、廣告或其他物件（不論是否發光）及對其擁有的「商業發展部分」或其任何部分（包括但不限於其外牆）進行改動及/或加建工程（不論結構性或非結構性），惟須事前取得相關政府機關或部門之批准或同意（如須要有關批准或同意），及須符合所有適用的建築規則或任何條例、法例及規則或其他不時適用的許可、同意或要求，並不得滋擾或干預任何「業

- 主」或佔用人享用及使用其「單位」。「商業發展部分」的相關「業主」須就與其安裝、展示、搭建、貼上、使用或移除結構、裝置、標誌、招牌、廣告或其他物件或與任何該等物件的缺陷或欠缺維修或與任何由其進行或引致而進行的改動或加建工程直接或間接有關的所有損失、賠償、法律行動、訴訟、索償、要求、費用及開支負責並彌償「管理人」及所有其他「業主」。任何與該等修訂、改動及變更有關的土地補價、付款、賠償及其他款項均由「商業發展部分」的相關「業主」獨力承擔。
- (c) 受限於「管理人」的同意，「商業發展部分」的「業主」（或「分公契」（如有）條文下的「業主」）有權指定或重新指定或改變由該（等）業主擁有「商業發展部分」或其任何部分之用途而不須得到任何其他「業主」或其他擁有「該土地」及「發展項目」的權益之人士。在該等指定或重新指定或改變將不會為任何「業主」或佔用人享用及使用其「單位」帶來滋擾或干預的前提下，該等指定或重新指定或改變將不會為其他「業主」帶來針對該等「業主」之訴因。惟此條款將不會免除該（等）「業主」根據「政府批地文件」（如需要）及/或其他相關政府機關規定而須要事先取得政府書面同意的要求。
- (d) 「商業發展部分」的「業主」（或「分公契」（如有）條文下的「業主」）有權在任何時候為「商業發展部分」或其任何部分命名或更改名稱，惟必須事先給予「管理人」一(1)個月的書面通知，而「商業發展部分」的「業主」須承擔因行使此權利引致「管理人」在搭建或更換任何在「發展項目」內現有大廈名稱或指示牌之開支，並不得為任何「業主」或佔用人享用及使用其「單位」帶來滋擾或干預。
- (e) 受限於「署長」的批准，「商業發展部分」的「業主」（或「分公契」（如有）條文下的「業主」）有權分配及/或再拆分由「商業發展部分」「業主」持有有關「商業發展部分」或其任何部分的「該土地」及「發展項目」的「份數」及相關「管理份數」，惟此分配或拆分不得影響或損害分配至其他「單位」的「份數」及「管理份數」，而任何「業主」或佔用人對「單位」的使用及享用亦不得帶來不利影響。
- (f) 「商業發展部分」的「業主」有權簽立一份有關「商業發展部分」的「分公契」（「**商業分公契**」）及有關「商業發展部分」任何部分的「分公契」（「**商業副分公契**」，此詞包括所有其後及進一步簽立有關「商業發展部分」部分的「分公契」或任何性質等同一份有關「商業發展部分」部分的「分公契」的文件（不論其名稱）），以制定進一步條款以管理、保養及服務「商業發展部分」或與其相關部分及其設備、服務及器具，及以進一步定義及規管該處的「業主」的權利、利益及責任，惟：
- (i) 「商業分公契」或「商業副分公契」（視情況而定）必須事先得到「署長」批核，除非「署長」行使其絕對酌情權豁免「商業分公契」或「商業副分公契」（視情況而定）須獲批核的規定；
- (ii) （除非「署長」行使其絕對酌情權豁免「商業分公契」或「商業副分公契」（視情況而定）須獲批核的規定）「商業發展部分」的「業主」或「商業發展部分」相關部分的「業主」（視情況而定）須確保「管理人」完全知悉最新的批核進度包括但不限於「署長」提出的任何反對或修訂；
- (iii) 「商業分公契」或「商業副分公契」（視情況而定）之條文不得與「公契」條文抵觸，亦不得影響其他「業主」及/或「管理人」在「公契」下的權利、利益及責任；
- (iv) 「商業分公契」須包含有以下效果之條文：
- (a) 須委任一名管理人以管理、保養及服務「商業發展部分」（「**商業部分管理人**」）；
- (b) 「商業部分管理人」須在「商業發展部分」的年度預算中包括「管理費」、按金的支付、「特別基金」中屋苑公用帳戶的供款及任何其他「商業發展部分」「業主」須根據「公契」有關「屋苑公用地方」及「屋苑公用服務與設施」而支付或供款的費用及開支（合稱「**供款**」）為支出項目；
- (c) 「商業部分管理人」有權利及責任向「商業發展部分」的「業主」收取管理費以應付「供款」；及
- (d) 「商業部分綠化地方」及根據「政府批地文件」特別條款第(46)(a)(ii)條提供並指明供「商業發展部分」使用之上落貨停車位須被在「商業分公契」中指定為「商業公用地方」的一部分。
- (v) 「商業部分管理人」須遵守上述(iv)(b)及(iv)(c)段提及的「商業分公契」條款，「管理人」須有權對「商業部分管理人」及/或「商業發展部分」「業主」就其各自在「公契」下作為「商業發展部分」「業主」而須作出「供款」的責任採取行動。
- (g) 「商業發展部分」的「業主」在其作為該處單一「業主」時有權對「有蓋行人天橋」進行保養及改動、加建及/或改善工程而毋須獲任何「業主」或其他擁有「發展項目」或其任何部分權益之人士之同意或諮詢他們或取得他們同意，惟此將不會免除「商業發展部分」的「業主」向政府取得事前書面同意之要求。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

19. 在「批租期」餘下年期及其任何續租年期内，並受限於「政府批地文件」及「公契」內之契約與條款，每份「份數」將由不時擁有相關權益的人士持有，及受限於「公契」第二附表第II部列明的保留原屬權益及保留新增權益，包括但不限於以下保留原屬權益及保留新增權益：

(a) 「管理人」之權利

(i) 「管理人」擁有全權和特權在事前發出合理通知（緊急情況除外）後於所有合理時間單獨或聯同測量師、工人及其他人等進入「該土地」及「發展項目」之任何部分（包括任何「單位」）以進行「發展項目」的必要維修工程，包括但不限於檢查、重建、修理、更新、更換、翻新、維修、清潔、髹漆或裝修「發展項目」、「公用地方」及「公用服務與設施」或其任何一個或多個部分的結構或「業主」失責不修理及不維修之任何「單位」，或消減任何確實或可能影響「公用地方」、「公用服務與設施」或其他「業主」的危害或滋擾，又或行使或履行「公契」條文賦予之任何權力及職責，惟必須盡量避免構成滋擾及妥善修葺任何引致的損害，「管理人」並須自費修理因其過失引致的損害及須為「管理人」及其員工、代理人或承辦商疏忽、蓄意或刑事行為負責。

(ii) 就任何構成「單位」一部分之平台或天台（如有）：

(I) 「管理人」及其傭僕、代理、承辦商及獲授權人士有權在事前發出合理通知（緊急情況除外）後進入任何此等平台或天台，並在該處逗留需要的合理時間以作檢查、重建、修理、更新、維修、清潔、髹漆或裝修位於平台或天台或須經過平台或天台進入之所有「公用地方」及「公用服務與設施」或其任何部分，及以臨時性質在該等工程進行期間於任何平台或天台搭建、放置或儲存任何上述工程所需的棚架或其他機器、設備或物料，惟「管理人」及其傭僕、代理、承辦商及獲授權人士在行使上述權利時須盡量避免構成滋擾及妥善修葺任何引致的損害；

(II) 「管理人」有權進入平台或天台或平台或天台的護欄牆及/或其上方，以清潔吊船及/或任何安裝或安放在「住宅公用地方」內之吊架、其他管理設備或裝置（在「公契」內合稱「吊船」，此詞包括所有托架、鉸鏈、柱或其他相關設備），並服務、清潔、優化、保養、維修、翻新、裝修、改善及/或更換「發展項目」或其任何部分之任何外牆的任何部分。惟「管理人」及其傭僕、代理、承辦商及獲授權人士必須事前給予合理通知予相關「業主」，方可進入平台或天台以運作、安裝、保養、維修、儲存及/或停放吊船。為此目的，「管理人」及其傭僕、代理、承辦商及獲授權人士在事前給予合理通知予相關「業主」後將有權以柵分隔平台或天台之相關部分。惟在行使上述權利時，「管理人」及其傭僕、代理、承辦商及獲授權人士進入平台或天台時須盡量避免構成滋擾及妥善修葺任何引致的損害。

(b) 「首業主」之權利

只要「首業主」繼續為任何「份數」的實益擁有人（及額外於其可能於(i)「該轉讓契」及(ii)予買方之轉讓契內保留之任何其他權益），「首業主」將有絕對及不受束縛之權利，隨時或不時地全權酌情按其視為恰當作出以下所有或任何行為或事項及/或行使以下所有或任何權利、自由權、特權和權益，而毋須接受任何其他「業主」（除「公契」另有規定）、「管理人」或任何其他擁有「該土地」及「發展項目」權益的人士為締約方或獲得其同意或批准：

(i) 根據「政府批地文件」之條款在「公契」簽立時，為「業主」之整體利益將「公用地方」及「公用服務與設施」或其任何一個或多個部分連同相關的「份數」以無代價方式轉讓予「管理人」。在此轉讓後，該等地方及設施將由「管理人」以信託方式代所有「業主」持有。如「管理人」根據「公契」H部分第2條規定辭任或清盤或遭革除而委任替任的新管理人，或「發展項目」根據《建築物管理條例》成立之「業主立案法團」作出如此要求，則「管理人」或其清盤人須將該等「公用地方」及「公用服務與設施」連同相關的「份數」（如有）以免費及無代價方式轉讓予新管理人或「業主立案法團」（視乎適當情況）以相同信託持有；

(ii) 在不影響「公契」第二附表第II部第3(e)條及受限於事前取得「署長」書面同意下，分配及重新分配「發展項目」任何特定部分（在取得該特定部分之「佔用許可證」後）、每個「單位」、「公用地方」及「公用服務與設施」的「份數」（「首業主」已轉讓的「單位」除外），並因應總樓面面積改變所須而

分配及重新分配每個「單位」的「管理份數」；

(iii) 建造、維持、鋪設、更改、拆卸、改道和更新「該土地」及「發展項目」內或部分位於「該土地」及「發展項目」與毗鄰土地內之排水渠、水管、電纜、污水管及其他裝置、配件、廂格和其他構築物，以為「該土地」及「發展項目」提供公用事業、服務及康樂設施。惟「首業主」在行使其在本分條下之任何權利時，不得為「業主」對「單位」的使用及享用帶來不利影響。若上述排水渠、水管、電纜、污水管、裝置、配件、廂格和構築物構成「公用地方」或「公用服務與設施」之一部分，行使上述權利時須先取得「業主立案法團」（如存在）或「管理人」（在「業主立案法團」成立前）之同意；

(iv) 受限於「發展項目」「業主」在根據「公契」召開的會議作出的批准，有權按「首業主」視為恰當的條款向任何毗連或毗鄰的土地授予「屋苑公用地方」或「屋苑公用服務與設施」、「住宅公用地方」或「住宅公用服務與設施」、「住宅停車場公用地方」或「住宅停車場公用服務與設施」、「住宅/住宅停車場公用地方」或「住宅/住宅停車場公用服務與設施」之任何一個或多個部分的權利、通行權、地役權或準地役權（包括但不限於使用任何道路、通道、行人路、行人連廊、行人道、行人天橋、隧道、防洪渠及下水道、污水處理裝置及設施、垃圾收集發處理地方與設施、排水系統及氣體、食水及電力儲存、變壓及供應系統），或以許可證的方或授予任何同類的權利；

20. 受限於「公契」第二附表第II部第3條保留予「首業主」的權利，「業主」不得（除非在第三附表第1(b)至(e)、(o)、(p)、(s)、(v)及(ab)至(ak)條下的情況並取得「管理人」事前書面同意，而「管理人」有權批出、拒絕或根據「公契」E部第8(a)條施加條件下批出該同意）：

(a) 在任何天台、平台或任何建築物、車庫或任何「發展項目」及「公用地方」上或內之構築物上搭建、建造或允許或容忍他人搭建、建造任何不論臨時或永久性質的構築物；

(b) 損壞、損毀或毀壞或允許或容忍他人損壞、損毀或毀壞「公用地方」的結構、外牆或裝飾之任何部分，包括任何在「該土地」及「發展項目」內或周圍的樹木、植物或灌叢；

(c) 損壞或干預或允許或容忍他人損壞或干預「公用服務與設施」；

(d) 使用任何箱、垃圾桶、包裝物品、垃圾、物件或任何其他種類的阻塞物阻礙、阻塞或允許或容忍他人阻礙、阻塞任何「公用地方」，「管理人」有權在不給予通知下以其認為恰當的方或清理和處置任何上述物品，費用由相關「業主」支付。「管理人」毋須就此向「業主」或任何其他人士承擔任何責任，而每名「業主」亦根據「公契」同意彌償「管理人」因此而招致的所有損失、索償、損害或開支；

(e) 在任何情況下狗隻不得進入升降機或「發展項目」任何擬作公用的部分，除非(1)該狗隻被攜帶、(2)該狗隻戴上狗帶和口罩、(3)該狗隻已植入晶片及注射疫苗、(4)已就該狗隻取得漁農自然護理署發出的許可證及(5)已就該狗隻向「管理人」登記。儘管上文有任何規定，狗隻一律不得進行「公用地方」（包括但不限於「會所」及草坪區），惟「管理人」不時指定供狗隻使用的地方除外；

(f) 在外牆上或通過任何「住宅單位」的窗戶固定及安裝任何空調機或空調機組，在經已提供的空調機平台或其他指定用作擺放空調機的地方除外；

(g) 竄改、拆除、干預或允許或容忍他人或引致竄改、拆除、干預服務「發展項目」或其任何部分之火警警報系統及/或在「發展項目」內安裝並連接及服務「發展項目」的公共火警警報系統；及

(h) 改動、變更或竄改「噪音緩減措施」或其任何部分。

21. (a) 受限於「公契」第二附表第II部第3條下保留予「首業主」的權利，除非取得「業主委員會」之批准，「業主」不得將任何「公用地方」改為其專用或專享。何就該批准而收取之款項須根據「公契」J部第2條撥入相關「特別基金」。

(b) 受限於「公契」第二附表第II部第3條下保留予「首業主」的權利及「公契」之條款，「業主」不得轉換或指定任何屬其的私人地方為「公用地方」，除非在根據「公契」召開的「業主」會議或根據「公契」或相關「分公契」召開的「發展項目」相關部分的「業主」會議中（視情況而定）經「業主」決議批准。而「業主」或「管理人」均無權重新轉換或重新指定「公用地方」作其專用或專享。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

B. 分配予發展項目內每個住宅物業的不分割份數的數目

第1座

樓層	單位	每個單位之不分割份數	總數
5樓 - 18樓 (共12層)	A	71	852
5樓 - 18樓 (共12層)	B	48	576
5樓 - 18樓 (共12層)	C	49	588
5樓 - 18樓 (共12層)	D	71	852
		合共：	2,868

註：不設4樓、13樓及14樓

第2座

樓層	單位	每個單位之不分割份數	總數
5樓 - 27樓 (共20層)	A	73	1,460
5樓 - 27樓 (共20層)	B	49	980
5樓 - 27樓 (共20層)	C	49	980
5樓 - 27樓 (共20層)	D	71	1,420
		合共：	4,840

註：不設4樓、13樓、14樓及24樓

第3座

樓層	單位	每個單位之不分割份數	總數
5樓 - 37樓 (共29層)	A	71	2,059
5樓 - 37樓 (共29層)	B	50	1,450
5樓 - 37樓 (共29層)	C	50	1,450
5樓 - 37樓 (共29層)	D	71	2,059
		合共：	7,018

註：不設4樓、13樓、14樓、24樓及34樓

第5座

樓層	單位	每個單位之不分割份數	總數
5樓 - 39樓 (共30層)	A	50	1,500
40樓 - 48樓 (共8層)	A	78	624
5樓 - 39樓 (共30層)	B	40	1,200
40樓 - 48樓 (共8層)	B	74	592
5樓 - 21樓 (共15層)	C	44	660
23樓 - 48樓 (共23層)	C	49	1,127
5樓 - 39樓 (共30層)	D	49	1,470
40樓 - 48樓 (共8層)	D	78	624
5樓 - 39樓 (共30層)	E	78	2,340
		合共：	10,137

註：1. 不設4樓、13樓、14樓、24樓、34樓及44樓
2. 庇護層位於22樓

第6座

樓層	單位	每個單位之不分割份數	總數
5樓 - 21樓 (共15層)	A	45	675
23樓 - 28樓 (共5層)	A	50	250
29樓 - 48樓 (共18層)	A	80	1,440
5樓 - 28樓 (共20層)	B	40	800
29樓 - 48樓 (共18層)	B	74	1,332
5樓 - 21樓 (共15層)	C	44	660
23樓 - 28樓 (共5層)	C	49	245
29樓 - 48樓 (共18層)	C	48	864
5樓 - 48樓 (共38層)	D	48	1,824
5樓 - 28樓 (共20層)	E	48	960
		合共：	9,050

註：1. 不設4樓、13樓、14樓、24樓、34樓及44樓
2. 庇護層位於22樓

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

第7座

樓層	單位	每個單位之不分割份數	總數
5樓 - 21樓 (共15層)	A	45	675
23樓 - 28樓 (共5層)	A	50	250
29樓 - 50樓 (共20層)	A	80	1,600
5樓 - 28樓 (共20層)	B	40	800
29樓 - 50樓 (共20層)	B	74	1,480
5樓 - 21樓 (共15層)	C	44	660
23樓 - 50樓 (共25層)	C	49	1,225
5樓 - 50樓 (共40層)	D	49	1,960
5樓 - 28樓 (共20層)	E	49	980
		合共：	9,630

註：1. 不設4樓、13樓、14樓、24樓、34樓及44樓
2. 庇護層位於22樓

第8座

樓層	單位	每個單位之不分割份數	總數
5樓 - 21樓 (共15層)	A	50	750
23樓 - 50樓 (共25層)	A	79	1,975
5樓 - 21樓 (共15層)	B	40	600
23樓 - 50樓 (共25層)	B	74	1,850
5樓 - 21樓 (共15層)	C	44	660
23樓 - 50樓 (共25層)	C	49	1,225
5樓 - 21樓 (共15層)	D	49	735
23樓 - 50樓 (共25層)	D	78	1,950
5樓 - 21樓 (共15層)	E	78	1,170
		合共：	10,915

註：1. 不設4樓、13樓、14樓、24樓、34樓及44樓
2. 庇護層位於22樓

C. 有關發展項目的管理人的委任年期

該發展項目管理人將被委任以管理整個「發展項目」及為其服務。受限於公契條款（包括公契內有關終止委任之條款）及《建築物管理條例》附表7及附表8，其初始任期為公契日期起計兩(2)年。

D. 管理開支在發展項目中的住宅物業的擁有人之間分擔的基準

- 受限於「公契」J部第5(b)(II)條，「業主」須以下列方式支付「管理開支」：
 - 「發展項目」內所有「單位」之「業主」須按其所持「單位」的「管理份數」佔「發展項目」的「管理份數」總數之比例攤付「屋苑管理預算」下的開支；
 - 「住宅單位」之「業主」須按其所持「住宅單位」的「管理份數」佔「住宅發展部分」的「管理份數」總數之比例攤付「住宅發展部分管理預算」下的開支；
 - 「停車位」之「業主」須按其所持「停車位」的「管理份數」佔所有「停車位」的「管理份數」總數之比例攤付「住宅停車場管理預算」下的開支；倘「管理人」擬備上述預算之外另為「發展項目」任何部分擬備分預算或副分預算，則只會攤分有歸屬該部分整體的開支。任何分預算或副分預算的開支將由該分預算或副分預算涵蓋的「單位」「業主」按其所持「單位」的「管理份數」佔該分預算或副分預算涵蓋的「發展項目」相關部分的「管理份數」總數之比例攤付。
- 由於「住宅停車場公用地方」及「住宅停車場公用服務與設施」將同時服務構成「住宅公用地方」的訪客停車位及使其受益，「住宅停車場公用地方」及「住宅停車場公用服務與設施」的管理及保養開支（包括「特別基金」中住宅停車位公用帳目的供款）中的15%將由「住宅單位」「業主」支付。因此，「管理人」將向所有「住宅單位」「業主」收取上述的15%開支，使「住宅單位」「業主」將按其所持「住宅單位」的「管理份數」佔所有「住宅單位」的「管理份數」總數之比例攤付「住宅停車場管理預算」的費用及開支中的15%。
- 「停車位」「業主」須攤付「住宅停車場管理預算」的費用及開支的餘下部分，並將由所有「停車位」「業主」按其所持「停車位」的「管理份數」佔所有「停車位」的「管理份數」總數之比例攤付。

E. 計算管理費按金的基準

管理費按金的金額相等於三個月「管理費」。

F. 處理擁有人在發展項目中保留作自用的範圍(如有的話)的公契的條文的摘要

不適用。

註：除非在本售樓說明書內另有定義外，上文所有以括號標示的詞語之釋義與公契所用之定義相同。