

### 何謂「大廈公契」？

### D FOR “DEED OF MUTUAL COVENANT”



「大廈公契」通常是大廈發展商、發展商就管理大廈而委任的經理人及大廈單位的首名買家以契據形式訂立的合約。公契載有大廈管理和公用地方保養的詳細規定，並列明管理大廈的經理人的權力及職責。

公契對所有業主及其業權繼承人具有約束力，即使業權繼承人並非公契的一方，亦不例外。出售大廈的單位時須受公契的規限，並享有該公契的利益。

A “Deed of Mutual Covenant” (“DMC”) is a contract in the form of a deed usually entered into by the developer of the building, the manager appointed by the developer and the first person to purchase a unit in the building. It contains detailed provisions for the management of the building and maintenance of the common parts and sets out the powers and duties of the manager.

A DMC is binding on all owners and their successors in title, even though the latter are not parties to it. The units of the building are sold subject to and with the benefit of the provisions of the DMC.