

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN220213003122

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)  
查冊日期及時間 SEARCH DATE AND TIME: 13/02/2022 18:20  
查冊者姓名/名稱 NAME OF SEARCHER: CHAN KA WAH  
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 13/02/2022 07:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 13/02/2022.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合<<個人資料（私隱）條例>>的規定。

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the titles to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

進行任何交易前，應先向土地註冊處查閱最新的土地紀錄。

BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料

**PROPERTY PARTICULARS**

物業參考編號

PROPERTY REFERENCE NUMBER (PRN): A2844650

地段編號

LOT NO.: INLAND LOT NO. 6446

批約 HELD UNDER: GOVERNMENT LEASE

年期 LEASE TERM: 75 YEARS RENEWABLE FOR 75 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 06/05/1949

每年地稅 RENT PER ANNUM: \$92.00

地段編號

LOT NO.: INLAND LOT NO. 8546

批約 HELD UNDER: CONDITIONS OF SALE NO.11550

年期 LEASE TERM: 75 YEARS RENEWABLE FOR 75 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 28/09/1981

每年地稅 RENT PER ANNUM: \$1,000.00

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所佔地段份數

SHARE OF THE LOT: 4/408

ADDRESS: FLAT A ON 12/F SIU BO MANSION  
NO.128 TSAT TSZ MUI ROAD HONG KONG

地址: 中文地址不詳

備註

REMARKS: MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. HK443/82 DATED 29/11/82

MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. HK116/83 DATED 9/4/83

CONSENT GIVEN BY LAND OFFICER DATED 14.6.85 TO ENTER INTO AGREEMENTS FOR SALE & PURCHASE

業主資料

**OWNER PARTICULARS**

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
KAR WAH ENTERPRISES LIMITED		UB1602689	15/09/1978	31/10/1978	\$3,800,000.00
-		備註 REMARKS: ASSIGNMENT			
KAR WAH ENTERPRISES LIMITED		UB2705577	08/01/1985	28/01/1985	\$10,368,723.17
-		備註 REMARKS: ASSIGNMENT			
LUI YUK HA		UB3013319	22/02/1986	27/03/1986	\$300,000.00
-		備註 REMARKS: ASSIGNMENT WITH PLAN			

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LUI NANCY YEE MAN 雷綺雯	EXECUTRIX	10010803250025 PROBATE	23/12/2009	08/01/2010	-
CHENG FUNG KING 鄭鳳琮	JOINT TENANT	10101900320242 ASSIGNMENT	11/10/2010	19/10/2010	\$2,000,000.00
CHAN HUNG KAI PETER 陳鴻楷	JOINT TENANT				

物業涉及的轉讓  
**INCUMBRANCES**

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB2496913	11/11/1983	18/11/1983	DEED OF VARIATION OF CROWN LEASE RE IL 6446	-	-
UB2705578	08/01/1985	28/01/1985	UNDERTAKING RE IL 8546	REGISTRAR GENERAL (LAND OFFICER) - THE GOVERNMENT OF HONG KONG -	-

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UB2798731	06/06/1985	27/06/1985	DECLARATION OF ALLEN K. K. YAM	-	-
UB2974976	11/01/1986	29/01/1986	AGREEMENT FOR SALE AND PURCHASE WITH PLAN	LUI YUK HA	\$300,000.00
			備註 REMARKS: SEE ASSIGNMENT MEM.NO.3013319		
UB2997829	06/02/1986	07/03/1986	DEED OF MUTUAL COVENANT	-	-
UB5810160	09/09/1993	08/10/1993	CORRIGENDUM RE UNDERGROUND STRATUM WITH PLANS	-	-
			備註 REMARKS: UNDER MTR (LAND RESUMPTION AND RELATED PROVISIONS) ORDINANCE REVERTED TO THE CROWN ON 9.10.1993 AT MIDNIGHT FOR LOTS AFFECTED SEE MEMORIAL		
UB7260272	15/08/1997	15/09/1997	G.N.713 UNDER MTR ORDINANCE CAP.276 WITH PLANS RE UNDERGROUND STRATA	-	-
			備註 REMARKS: REVERTED TO THE STATE FOR THE USE OF THE GOVERNMENT OF THE HKSAR ON 15.9.97 FOR LOTS AND PREMISES AFFECTED SEE MEMORIAL		

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**INCUMBRANCES**

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10080602720161	29/06/2010	06/08/2010	ORDER NO. D00745/HK/10 BY THE BUILDING AUTHORITY UNDER SECTION 26 OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE: FOR STAIRCASE AND CORRIDOR LEADING TO TANNER ROAD ON UPPER GROUND FLOOR		
11031700330025	06/01/2011	17/03/2011	LETTER OF COMPLIANCE	-	-
10092200540025	10/09/2010	22/09/2010	AGREEMENT FOR SALE AND PURCHASE	CHENG FUNG KING 鄭鳳琮 (JOINT TENANT) CHAN HUNG KAI PETER 陳鴻楷 (JOINT TENANT)	\$2,000,000.00
			備註 REMARKS: SEE ASSIGNMENT MEM. NO. 10101900320242		
10101900320257	11/10/2010	19/10/2010	MORTGAGE	BANK OF CHINA (HONG KONG) LIMITED	ALL MONEYS
19070301930124	11/06/2019	03/07/2019	RECEIPT ON DISCHARGE OF A CHARGE	-	-
19070301930139	11/06/2019	03/07/2019	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	ALL MONEY

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等待註冊的契約

**DEEDS PENDING REGISTRATION**

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
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\*\*\*\*\* 無 NIL \*\*\*\*\*

\*\*\*\*\* 登記冊末端 END OF REGISTER \*\*\*\*\*