

土地註冊處 **THE LAND REGISTRY**

土地登記冊 **LAND REGISTER**

印製編號 PRINT CONTROL: ESN250225015294

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 25/02/2025 16:35
查冊者姓名/名稱 NAME OF SEARCHER: CHEUNG CHI HANG
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 25/02/2025 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 25/02/2025.

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 title 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.

《政府租契續期條例》已經生效，土地登記冊的適用政府租契年期資料不會相應更新。適用政府租契的年期屆滿日期，以地政總署根據該條例刊憲的任何相關「續期公告」為準。

The Extension of Government Leases Ordinance is in force. Information on lease term for an applicable lease is not updated in the land register accordingly. For the expiry date of the lease term of an applicable Government lease, please refer to the relevant "Extension Notice" published by the Lands Department which should prevail.

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): B2625302

地段編號

LOT NO.: TSEUNG KWAN O TOWN LOT NO. 82

批約 HELD UNDER: GOVERNMENT LEASE

年期 LEASE TERM: 50 YEARS FROM 4-5-2001

開始日期 COMMENCEMENT OF LEASE TERM: 04/05/2001

每年地稅 RENT PER ANNUM: -

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所佔地段份數

SHARE OF THE LOT: 61/346996

ADDRESS: FLAT 3 ON 11/F OF BLOCK E
CHOI MING COURT, 11E CHOI MING ST.,
TSEUNG KWAN O,
SAI KUNG, NEW TERRITORIES.

地址: 中文地址不詳

備註

REMARKS: THE ANNUAL RENT IS 3% OF THE RATEABLE VALUE FROM TIME TO TIME OF THE LOT (TKOTL 82)

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
THE HONG KONG HOUSING AUTHORITY -		-	-	-	-
備註 REMARKS: GOVERNMENT LEASE OF TKOTL82					
LAW WING KIN -		SK487892	15/08/2001	05/09/2001	\$938,900.00
備註 REMARKS: ASSIGNMENT WITH PLAN					
WONG MEI SHAN BEE 黃美珊		21020801530309 ASSIGNMENT	26/01/2021	08/02/2021	\$4,600,000.00

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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
SK477889	25/04/2001	30/06/2001	COMPLETION CERTIFICATE FOR BLOCKS A TO F (CHOI MING COURT)	-	-
			備註 REMARKS: BY DIRECTOR OF HOUSING RE: 133440/346996		
SK481396	09/07/2001	23/07/2001	DEED OF MUTUAL COVENANT (WITH PLAN)	-	-
SK487893	15/08/2001	05/09/2001	LEGAL CHARGE	THE BANK OF EAST ASIA, LIMITED	\$845,000.00
17091301800056	01/09/2017	13/09/2017	RECEIPT ON DISCHARGE OF A CHARGE	-	-
21010601340125	09/12/2020	06/01/2021	LETTER OF NOMINATION	WONG MEI SHAN BEE	-
			(NOMINEE)		
			備註 REMARKS: FROM HONG KONG HOUSING AUTHORITY		
21010601340133	22/12/2020	06/01/2021	AGREEMENT FOR SALE AND PURCHASE	WONG MEI SHAN BEE	\$4,600,000.00
			黃美珊		
			備註 REMARKS: SEE ASSIGNMENT MEM. NO. 21020801530309		
21020801530313	26/01/2021	08/02/2021	LEGAL CHARGE	HANG SENG BANK LIMITED 恒生銀行有限公司	\$4,370,000.00

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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
***** 無 NIL *****					

***** 登記冊末端 END OF REGISTER *****

[LSS-INS12-V241024]