

土地註冊處 **THE LAND REGISTRY**

土地登記冊 **LAND REGISTER**

印製編號 PRINT CONTROL: ESN210908012567

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)  
查冊日期及時間 SEARCH DATE AND TIME: 08/09/2021 13:40  
查冊者姓名 NAME OF SEARCHER: PAWKIN LEE  
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 08/09/2021 07:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 08/09/2021.

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): D3897778

地段編號

LOT NO.: THE REMAINING PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

批約 HELD UNDER: NEW GRANT NO. SK9689

年期 LEASE TERM: 50 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 16/05/2002

每年地稅 RENT PER ANNUM: -

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所佔地段份數

SHARE OF THE LOT: 760/41992406

ADDRESS: FLAT A ON 10TH FLOOR OF TOWER 1 (1A)  
WINGS AT SEA OF PHASE IVA OF LOHAS PARK  
NO. 1 LOHAS PARK ROAD  
TSEUNG KWAN O  
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 SUBJECT TO GENERAL CONDITION NO. 1 OF NEW GRANT NO. 9689 (TKOTL 70)

CONSENT GIVEN BY DIRECTOR OF LANDS DATED 28.7.2017 TO ENTER INTO AGREEMENTS FOR SALE AND PURCHASE FOR 1040

RESIDENTIAL UNITS OF TOWERS 1 (1A & 1B) AND TOWER 2 (2A & 2B), 435 CAR PARKING SPACES AND 46 MOTOR CYCLE

PARKING SPACES IN PHASE IVA OF THE DEVELOPMENT

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
YAU SUN YEE		19120900670034 ASSIGNMENT WITH PLAN	20/11/2019	09/12/2019	\$14,683,700.00

尤新異

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05042602320188	19/04/2005	26/04/2005	MODIFICATION LETTER WITH PLAN	-	-
			備註 REMARKS: RE TKOTL 70	-	
06042800110014	13/04/2006	28/04/2006	MODIFICATION LETTER WITH PLANS	-	-
			備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT RE TKOTL 70	-	
07112002850019	16/11/2007	20/11/2007	DEED POLL WITH PLAN	-	-
			備註 REMARKS: RE S.A AND R.P.	-	
08021503700015	14/02/2008	15/02/2008	DEED POLL	-	-

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			備註 REMARKS: RE SITE AB (3,428,279/41,992,406 SHARES), SITE C (1,920,440/41,992,406 SHARES), SITE D (1,379,380/41,992,406 SHARES), SITE E (1,448,716/41,992,406 SHARES), SITE F (1,565,766/41,992,406 SHARES), SITE G (1,347,056/41,992,406 SHARES), SITE H (1,112,600/41,992,406 SHARES), SITE I (748,943/41,992,406 SHARES), SITE J (1,185,284/41,992,406 SHARES), SITE K (799,254/41,992,406 SHARES), SITE L (771,143/41,992,406 SHARES), SITE M (21,416,127/41,992,406 SHARES), SITE N (1,510,604/41,992,406 SHARES), SITE O (1,357,428/41,992,406 SHARES) & AREAS OTHER THAN THE SITES (INCLUDING COMMON AREAS AND GOVERNMENT ACCOMMODATION OUTSIDE SITES) (2,001,386/41,992,406 SHARES), SEE SUPPLEMENTAL DEED POLL TO MEM. NO. 19042901930019		
08032801320019	19/03/2008	28/03/2008	MODIFICATION LETTER WITH PLANS	-	-
			備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT RE S.A AND R.P. OF TKOTL 70		
09051501940319	11/05/2009	15/05/2009	MODIFICATION LETTER	-	-
			備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT RE S.A AND R.P. OF TKOTL 70		

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09062303030203	16/06/2009	23/06/2009	PRINCIPAL DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT WITH PLANS	MTR CORPORATION LIMITED  - (MANAGER)	-
12091403070069	11/09/2012	14/09/2012	MODIFICATION LETTER WITH PLAN	-  備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT RE S.A AND R.P. OF TKOTL 70	-
14081201890016	01/08/2014	12/08/2014	MODIFICATION LETTER WITH PLANS	-  備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT RE S.A AND R.P. OF TKOTL 70	-
15010900340012	05/01/2015	09/01/2015	MODIFICATION LETTER WITH PLANS	-  備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT RE S.A AND R.P. OF TKOTL 70	-
15042901080159	24/04/2015	29/04/2015	MODIFICATION LETTER WITH PLANS	-  -	-

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			備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT RE S.A AND R.P. OF TKOTL 70		
15080701750014	30/07/2015	07/08/2015	MODIFICATION LETTER WITH PLANS	-	-
			備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT RE S.A AND R.P. OF TKOTL 70		
15111800950014	11/11/2015	18/11/2015	MODIFICATION LETTER WITH PLANS	-	-
			備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT RE S.A AND R.P. OF TKOTL 70		
16021701150013	15/02/2016	17/02/2016	MODIFICATION LETTER WITH PLANS	-	-
			備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT RE S.A AND R.P. OF TKOTL 70		
16052501410014	20/05/2016	25/05/2016	MODIFICATION LETTER WITH PLANS	-	-

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			備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT RE S.A AND R.P. OF TKOTL 70		
16101102220023	05/10/2016	11/10/2016	MODIFICATION LETTER WITH PLAN	-	-
			備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT RE S.A AND R.P. OF TKOTL 70		
17012300360016	16/01/2017	23/01/2017	MODIFICATION LETTER WITH PLANS	-	-
			備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT RE S.A AND R.P. OF TKOTL 70		
17021301120016	26/01/2017	13/02/2017	MODIFICATION LETTER	-	-
			備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT RE S.A AND R.P. OF TKOTL 70		
17041101720016	15/02/2017	11/04/2017	CONSENT LETTER TO EXEMPT BALCONIES AND UTILITY PLATFORMS FROM GROSS FLOOR AREA CALCULATION	MTR CORPORATION LIMITED	-

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			備註 REMARKS: (RE : SITE 0 OF THE REMAINING PORTION OF TSEUNG KWAN O TOWN LOT NO.70) OF 1357428/41992406 SHARES FROM RAILWAY DEVELOPMENT SECTION, LANDS DEPARTMENT		
17091102370015	07/09/2017	11/09/2017	UNDERTAKING (RE : SITE O OF THE REMAINING PORTION OF TSEUNG KWAN O TOWN LOT NO.70) *	-	-
			備註 REMARKS: *OF 1357428/41992406 SHARES TO THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION AND THE THE DIRECTOR OF LANDS		
17091502170016	14/09/2017	15/09/2017	STATUTORY DECLARATION	-	-
			備註 REMARKS: OF CHIANG SUI FOOK, LILIAN, CHENG CHI HO ROGER, LUI YIU FAI AND AU FUN KUEN RE : RESIDENTIAL UNITS AND PARKING SPACES IN PHASE IVA OF LOHAS PARK ON SITE 0 OF THE LOT OF 1,357,428/41,992,406 SHARES		
17111500430199	31/10/2017	15/11/2017	AGREEMENT FOR SALE AND PURCHASE WITH PLAN	YAU SUN YEE 尤新異	\$14,683,700.00
			備註 REMARKS: SEE ASSIGNMENT MEM. NO. 19120900670034		
18083101850028	14/11/2014	31/08/2018	LETTER OF UNDERTAKING (RE: PRIVATE STREET)	-	-
			備註 REMARKS: TO BUILDING AUTHORITY BUILDINGS DEPARTMENT RE SITE 0 OF 1,357,428/41,992,406 SHARES		

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18092702210016	17/09/2018	27/09/2018	LETTER OF UNDERTAKING (RE: GREENERY AREAS)	-	-
			備註 REMARKS: TO BUILDING AUTHORITY BUILDINGS DEPARTMENT RE SITE 0 OF 1,357,428/41,992,406 SHARES		
18092702210022	17/09/2018	27/09/2018	LETTER OF UNDERTAKING (RE: EXTERNAL DRAINAGE PIPES ENCLOSED BY ARCHITECTURAL FEATURES)	-	-
			備註 REMARKS: TO BUILDING AUTHORITY BUILDINGS DEPARTMENT RE SITE 0 OF 1,357,428/41,992,406 SHARES		
18092702210039	17/09/2018	27/09/2018	LETTER OF UNDERTAKING (RE: RECREATIONAL FACILITIES)	-	-
			備註 REMARKS: TO BUILDING AUTHORITY BUILDINGS DEPARTMENT RE SITE 0 OF 1,357,428/41,992,406 SHARES		
18092702210040	17/09/2018	27/09/2018	LETTER OF UNDERTAKING (RE: AMENITY FEATURES)	-	-
			備註 REMARKS: TO BUILDING AUTHORITY BUILDINGS DEPARTMENT RE SITE 0 OF 1,357,428/41,992,406 SHARES		

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18092702210059	17/09/2018	27/09/2018	LETTER OF UNDERTAKING (RE: HORIZONTAL SCREENS/COVERED WALKWAY)	-	-
			備註 REMARKS: TO BUILDING AUTHORITY BUILDINGS DEPARTMENT RE SITE 0 OF 1,357,428/41,992,406 SHARES		
18092702210063	17/09/2018	27/09/2018	LETTER OF UNDERTAKING (RE: GREEN FEATURES)	-	-
			備註 REMARKS: TO BUILDING AUTHORITY BUILDINGS DEPARTMENT RE SITE 0 OF 1,357,428/41,992,406 SHARES		
18103101700012	27/09/2018	31/10/2018	DEMAND LETTER WITH PLAN	-	-
			備註 REMARKS: FROM DIRECTOR OF LANDS		
18103101700028	27/09/2018	31/10/2018	DEMAND LETTER WITH PLAN	-	-
			備註 REMARKS: FROM DIRECTOR OF LANDS		
19010302210011	12/12/2018	03/01/2019	OCCUPATION PERMIT (PERMIT NO. PR18/2018(OP))	-	-
19041700760014	11/04/2019	17/04/2019	MODIFICATION LETTER	-	-

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備註 REMARKS: FROM CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT					
19042901930019	17/04/2019	29/04/2019	SUPPLEMENTAL DEED POLL SUPPLEMENTAL TO DEED POLL M/N 08021503700015	-	-
備註 REMARKS: RE SITE AB (3,428,279/41,992,406 SHARES) SITE C1 (1,421,890/41,992,406 SHARES), SITE C2 (961,781/41,992,406 SHARES), SITE D (988,200/41,992,406 SHARES), SITE E (1,448,716/41,992,406 SHARES), SITE F (1,565,766/41,992,406 SHARES) SITE G (1,347,056/41,992,406 SHARES), SITE H (1,048,288/41,992,406 SHARES), SITE I (812,228/41,992,406 SHARES), SITE J (1,134,183/41,992,406 SHARES), SITE K (775,173/41,992,406 SHARES), SITE L (775,301/41,992,406 SHARES), SITE M (21,416,127/41,992,406 SHARES), SITE N (1,510,604/41,992,406 SHARES), SITE O (1,357,428/41,992,406 SHARES) & AREAS OTHER THAN THE SITES (INCLUDING COMMON AREAS & GOVERNMENT ACCOMMODATION OUTSIDE SITES AND RESERVED AREAS(AS DEFINED IN DMC & MANAGEMENT M/N 0906230303203) (2,001,386/41,992,406 SHARES)					
19071101700014	28/06/2019	11/07/2019	MODIFICATION LETTER WITH PLANS	-	-
備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT					

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19082102490027	20/08/2019	21/08/2019	SUPPLEMENTAL STATUTORY DECLARATION (SUPPLEMENT TO A STATUTORY DECLARATION MEM. NO. 17091502170016)	-	-
				-	
			備註 REMARKS: OF CHIANG SUI FOOK, LILIAN, BRIEN PETER WILHELM HUBERT, TSANG MAY PING AND AU FUN KUEN		
19110401560014	28/10/2019	04/11/2019	CONSENT TO ASSIGN	-	-
				-	
			備註 REMARKS: FROM LEGAL ADVISORY AND CONVEYANCING OFFICE/ PORT, AIRPORT, RAILWAY DEVELOPMENT SECTION LANDS DEPARTMENT TO MESSRS. DEACONS AS SOLICITORS FOR THE DEVELOPER, MTR CORPORAION LIMITED		
19111301040026	31/10/2019	13/11/2019	SUB-DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT WITH PLANS	MTR CORPORATION LIMITED  香港鐵路有限公司 (MANAGER)	-
19120900670042	20/11/2019	09/12/2019	MORTGAGE	DBS BANK (HONG KONG) LIMITED	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES
				-	
20031000680149	27/02/2020	10/03/2020	SECOND MORTGAGE	DBS BANK (HONG KONG) LIMITED	ALL MONIES
				-	
20041700430016	30/03/2020	17/04/2020	MODIFICATION LETTER WITH PLANS	-	-
				-	

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			備註 REMARKS: FROM CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT		
20072002130043	09/07/2020	20/07/2020	APPROVAL LETTER WITH PLAN RE INGRESS AND EGRESS TO AND FROM THE MASS TRANSIT RAILWAY DEPOT	-	-
			備註 REMARKS: FROM RAILWAY DEVELOPMENT SECTION, LANDS DEPARTMENT		
20110401260017	14/10/2020	04/11/2020	BUILDING COVENANT EXTENSION LETTER	-	-
			備註 REMARKS: FROM RAILWAY DEVELOPMENT SECTION, LANDS DEPARTMENT		
20121600210025	08/12/2020	16/12/2020	MODIFICATION LETTER WITH PLANS	-	-
			備註 REMARKS: FROM CHIEF ESTATE SURVEYOR/ RAILWAY DEVELOPMENT		
21021700940031	04/02/2021	17/02/2021	MODIFICATION LETTER WITH PLAN	-	-
			備註 REMARKS: FROM CHIEF ESTATE SURVEYOR/RAILWAY DEVELOPMENT		

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等待註冊的契約

**DEEDS PENDING REGISTRATION**

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\*\*\*\*\* 無 NIL \*\*\*\*\*

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