

土地註冊處 **THE LAND REGISTRY**

土地登記冊 **LAND REGISTER**

印製編號 PRINT CONTROL: ESN241103000268

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)  
查冊日期及時間 SEARCH DATE AND TIME: 03/11/2024 10:14  
查冊者姓名/名稱 NAME OF SEARCHER: LUI LAI SAN  
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 03/11/2024 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 03/11/2024.

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): B5622622

**地段編號**

LOT NO.: SHA TIN TOWN LOT NO. 304

批約 HELD UNDER: GOVERNMENT LEASE

年期 LEASE TERM: FROM 19-9-1989 TO 30-6-2047

開始日期 COMMENCEMENT OF LEASE TERM: 19/09/1989

每年地稅 RENT PER ANNUM: -

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## 所佔地段份數

SHARE OF THE LOT: 51/40966

ADDRESS: FLAT 4 ON 20/F OF BLOCK C  
HONG LAM COURT  
NOS.74-78 (NO.78) SIU LEK YUEN ROAD  
SHATIN NEW TERRITORIES

地址: 中文地址不詳

## 備註

REMARKS: THE RENT IS \$1 P.A. (IF DEMANDED) UNTIL 30.6.1997 AND THEREAFTER 3% OF THE RATEABLE VALUE OF THE LOT

## 業主資料

OWNER PARTICULARS

| 業主姓名<br>NAME OF OWNER                    | 身分<br>(如非唯一擁有人)<br>CAPACITY<br>(IF NOT SOLE OWNER) | 註冊摘要編號<br>MEMORIAL NO. | 文書日期<br>DATE OF<br>INSTRUMENT | 註冊日期<br>DATE OF<br>REGISTRATION | 代價<br>CONSIDERATION |
|--|--|------------------------|-------------------------------|---------------------------------|---------------------|
| THE HONG KONG HOUSING AUTHORITY<br>-     |  | -                      | -                             | -                               | -                   |
| 備註 REMARKS: GOVERNMENT LEASE OF STTL 304 |  |                        |                               |                                 |                     |
| IP FUT PO<br>-                           | JOINT TENANT                                       | ST507552               | 27/12/1989                    | 23/01/1990                      | \$542,000.00        |
| WONG CHUI PING<br>-                      | JOINT TENANT                                       |                        |                               |                                 |                     |
| 備註 REMARKS: WITH PLAN                    |  |                        |                               |                                 |                     |
| SO SHU SIU<br>-                          | JOINT TENANT                                       | ST1190761              | 31/08/2000                    | 09/11/2000                      | \$1,600,000.00      |
| LUI YUK CHUN<br>-                        | JOINT TENANT                                       |                        |                               |                                 |                     |

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物業涉及的輓轡  
INCUMBRANCES

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|------------------------|-------------------------------|---------------------------------|---|--|---------------------|
| ST492064               | 19/09/1989                    | 22/09/1989                      | MANAGEMENT UNDERTAKING                                    | THE HONG KONG HOUSING AUTHORITY<br>-<br>備註 REMARKS: FOR RELEASE SEE MEM. NO. 1295036 IN S.D.R. | -                   |
| ST1295036              | 03/07/2002                    | 08/08/2002                      | DEED OF RELEASE   | -<br>-   | -                   |
| ST502946               | 14/12/1989                    | 21/12/1989                      | DEED OF MUTUAL COVENANT<br>AND DEED OF GRANT              | -<br>-   | -                   |
| ST542735               | 02/02/1990                    | 04/09/1990                      | LEGAL CHARGE  | THE HONGKONG AND SHANGHAI BANKING CORPORATION<br>LIMITED<br>-                                  | \$514,900.00        |
| ST1190760              | 31/08/2000                    | 09/11/2000                      | RELEASE   | -<br>-   | -                   |
| ST759135               | 31/01/1990                    | 16/05/1994                      | COMPLETION CERTIFICATE                                    | -<br>-   | -                   |
| ST1175474              | 19/07/2000                    | 21/08/2000                      | LETTER OF NOMINATION BY<br>HONG KONG HOUSING<br>AUTHORITY | SO SHU SIU "NOMINEE"<br>-<br>LUI YUK CHUN "NOMINEE"<br>-                                       | -                   |

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|------------------------|-------------------------------|---------------------------------|---|---|---------------------|
|                        |                               |                                 |   | (JOINT TENANTS)<br>-<br>備註 REMARKS: SEE ASSIGNMENT MEM.NO. 1190761  |                     |
| ST1175475              | 08/08/2000                    | 21/08/2000                      | AGREEMENT FOR SALE AND<br>PURCHASE  | SO SHU SIU<br>-<br>LUI YUK CHUN<br>-<br>(JOINT TENANTS)<br>-<br>備註 REMARKS: SEE ASSIGNMENT MEM.NO. 1190761  | \$1,600,000.00      |
| ST1190762              | 31/08/2000                    | 09/11/2000                      | LEGAL CHARGE  | HANG SENG FINANCE LIMITED AS A LENDER AND AS<br>AGENT FOR THE HONG KONG HOUSING AUTHORITY<br>-<br>備註 REMARKS: HKHA LOAN: HK\$800000 BANK LOAN: HK\$800000 | -                   |
| 15030300930265         | 13/02/2015                    | 03/03/2015                      | RECEIPT ON DISCHARGE OF<br>A CHARGE   | -<br>-  | -                   |
| ST1346074              | 19/09/2003                    | 04/12/2003                      | TEMPORARY WAIVER LETTER<br>WITH PLAN BY DISTRICT<br>LANDS OFFICER, SHA TIN<br>-<br>備註 REMARKS: RE PORTION OF THE G/F OF SHAN LAM HOUSE, BLK A, HONG LAM COURT (BEING COMMON PARTS OF HONG<br>LAM COURT) | -   | -                   |

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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 \*\*\*\*\*