

[View PROPERTY PARTICULARS](#)
[View OWNER PARTICULARS](#)
[View INCUMBRANCES](#)
[View DEEDS PENDING REGISTRATION](#)

土地註冊處 THE LAND REGISTRY
 土地登記冊 LAND REGISTER

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
 查冊日期及時間 SEARCH DATE AND TIME: 15/06/2017 15:29
 查冊者姓名 NAME OF SEARCHER: c
 查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 15/06/2017 07:30 之資料
 THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 15/06/2017.

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): B3975546

地段編號

LOT NO.: SECTION A OF NEW KOWLOON INLAND LOT NO. 5244

批約 HELD UNDER: CONDITIONS OF SALE NO. UB10874
 年期 LEASE TERM: 99 YEARS
 開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898
 每年地稅 RENT PER ANNUM: \$222.00

所佔地段份數

SHARE OF THE LOT: 183/110446

ADDRESS: FLAT 203 ON 2/F INCLUDING FLAT ROOF
 APPURTENANT THERETO OF BLOCK A
 KAI TIN TOWERS
 NO.59 KAI TIN ROAD KOWLOON

地址: 中文地址不詳

備註

REMARKS: SEE DEED POLL WITH PLAN (MEM. NO. 1677715)

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
HOPEWELL 105 LIMITED		-	-	-	-
		備註	REMARKS: CONDITIONS OF SALE NO. 10874 OF NKIL 5244		
NG FUNG FUK		UB1781918	20/08/1979	06/11/1979	\$155,805.00
		備註	REMARKS: ASSIGNMENT WITH PLAN		
CHEUNG NGOK KAM	ADMINISTRATOR	UB6172852	20/10/1994	02/12/1994	-
NG SIU KIN	ADMINISTRATOR				
CHEUNG NGOK KAM	TENANT IN COMMON (1/2)	UB6699915	16/07/1996	02/08/1996	-
NG SIU KIN	TENANT IN COMMON (1/2)				
		備註	REMARKS: "THE ASSIGNEE"		
NG SIU KIN	(1/2)	UB6699924	16/07/1996	02/08/1996	\$750,000.00
		備註	REMARKS: ASSIGNMENT BY CHEUNG NGOK KAM (NOW SOLE OWNER)		
TSANG KWONG TUNG		UB7572574	29/05/1998	22/09/1998	\$2,000,000.00

2017/6/15

Land Register

10090902710171	13/08/2010	09/09/2010	DEED OF RELEASE	-	-
07041900660773	07/04/2006	19/04/2007	NOTICE NO. WNZ/U11-32/0003/05 BY THE BUILDING AUTHORITY UNDER S.24C(1) OF THE BUILDINGS ORDINANCE	-	-
09011501690035	30/12/2008	15/01/2009	SECOND MORTGAGE	KONEW FINANCIAL EXPRESS LIMITED 康業信貸快速有限公司	ALL MONIES UP TO A MAXIMUM AMOUNT OF \$400000
10090902710185	13/08/2010	09/09/2010	RECEIPT ON DISCHARGE OF A CHARGE	-	-
10090902710199	13/08/2010	09/09/2010	FIRST LEGAL CHARGE	LEI SHING HONG CREDIT LIMITED	ALL MONEY
14072201040027	26/06/2014	22/07/2014	RECEIPT ON DISCHARGE OF A CHARGE	-	-
13061300710041	10/06/2013	13/06/2013	SECOND MORTGAGE	YVONNE CREDIT SERVICE CO., LIMITED 易還財務有限公司	ALL MONEYS
14072201040032	26/06/2014	22/07/2014	RECEIPT ON DISCHARGE OF A CHARGE	-	-
14060300700134	26/05/2014	03/06/2014	AGREEMENT FOR SALE AND PURCHASE	LAM CHUI YING 林翠英	\$3,300,000.00

備註 REMARKS: SEE ASSIGNMENT MEM. NO. 14070900890125

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 *****

LAM YUK KWAN -	UB8466235	18/07/2001	17/08/2001	\$1,300,000.00
LAM CHUI YING 林翠英	14070900890125 ASSIGNMENT	26/06/2014	09/07/2014	\$3,300,000.00

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
UB1677128	17/02/1979	22/03/1979	MODIFICATION LETTER WITH PLAN RE NKIL 5244	- -	-
UB1730978	11/06/1979	18/07/1979	DEED OF MUTUAL COVENANT	- -	-
UB2300696	20/08/1982	20/08/1982	GOVERNMENT NOTICE NO.2672 OF 82 PURSUANT TO SECTION 22 (1)	- -	-
			備註 REMARKS: RE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
UB6699916	16/07/1996	02/08/1996	MEMORANDUM FOR SALE BY CHEUNG NGOK KAM RE 1/2 SHARE	NG SIU KIN -	\$750,000.00
			備註 REMARKS: SEE ASSIGNMENT M/N 6699924		
UB6837984	13/11/1996	04/12/1996	LEGAL CHARGE	KWONG ON BANK LIMITED -	-
			備註 REMARKS: THE CONSIDERATION IS ALL MONEYS		
UB7554508	29/05/1998	24/08/1998	RECEIPT ON DISCHARGE OF A CHARGE	- -	-
UB7160300	27/03/1997	16/07/1997	SECOND LEGAL CHARGE	GOOD FORTUNE FINANCE COMPANY -	\$200,000.00
UB7554507	28/05/1998	24/08/1998	RELEASE	- -	-
UB7237461	08/08/1997	30/08/1997	THIRD MORTGAGE	GOOD FORTUNE FINANCE COMPANY -	\$100,000.00
UB7554507	28/05/1998	24/08/1998	RELEASE	- -	-
UB7554506	01/05/1998	24/08/1998	AGREEMENT FOR SALE AND PURCHASE	TSANG KWONG TUNG -	\$2,000,000.00
			備註 REMARKS: SEE ASSIGNMENT MEM.NO.7572574		
UB7572575	29/05/1998	22/09/1998	MORTGAGE	AVCO FINANCIAL SERVICES (ASIA) LIMITED -	-
			備註 REMARKS: THE CONSIDERATION IS ALL MONEYS		
UB8466234	18/07/2001	17/08/2001	RECEIPT ON DISCHARGE OF A CHARGE	- -	-
UB8432281	21/06/2001	13/07/2001	AGREEMENT FOR SALE AND PURCHASE	LAM YUK KWAN -	\$1,300,000.00
			備註 REMARKS: SEE ASSIGNMENT MEM. NO.8466235		
UB8466236	18/07/2001	17/08/2001	MORTGAGE	ASSOCIATES FINANCIAL SERVICES (ASIA) LIMITED -	-
			備註 REMARKS: THE CONSIDERATION IS ALL MONIES		
10090902710171	13/08/2010	09/09/2010	DEED OF RELEASE	- -	-
UB8535835	15/11/2001	16/11/2001	SECOND MORTGAGE	WOC FINANCE COMPANY LIMITED -	-
			備註 REMARKS: THE CONSIDERATION IS ALL MONEYS		
06081702010129	26/07/2006	17/08/2006	RECEIPT ON DISCHARGE OF A CHARGE	- -	-
UB8599028	05/01/2002	01/02/2002	TRANSFER OF MORTGAGES BY ASSOCIATES FINANCIAL SERVICES (ASIA) LIMITED	CITIBANK, N.A. "TRANSFeree" -	-
			備註 REMARKS: FORMERLY KNOWN AS AVCO FINANCIAL SERVICES (ASIA) LTD.		



估價編號 : 297-54588-3441-0M
Assessment No. : 297-54588-3441-0M
資料提供日期 : 15-Jun-2017
Date of Provision of Information : 15-Jun-2017
最早發出入伙文件日期 : 21-May-1979
Date of Issue of the Earliest Occupation Document : 21-May-1979
時間 : 15:33:44
面積對算值 : 1 平方米 = 10.764 平方呎
Time : 15:33:44
Area Conversion Factor : 1 m² = 10.764 ft²

差餉物業估價署所提供的資料 Information provided by Rating and Valuation Department

交易參考編號 Transaction Reference Number : RVD1706151975022	物業地址或名稱 : 啟田道59號 啟田大廈 2樓 203號室	Address or description of tenement : 59 KAI TIN RD KAI TIN TOWERS 2/F FLAT 203
物業資訊網入伙文件 對照編號 PIO Serial Number of Occupation Document : 018539		

供差餉或地租評估的物業類別 : 私人住宅物業
Property Type for Rates or Government Rent Purposes : Private Domestic Property

實用面積 : 43.6 平方米 m²
Saleable Area : 43.6 m²

附註 此物業有下列附屬設施，並不包括在「實用面積」內，請作實地考察以核實資料。
Remarks This property has the following ancillary accommodation which has not been included in the "Saleable Area". Please verify the information on site.

** 計算此物業的「實用面積」時，所採納的牆身厚度最多不超過 230 毫米。

A maximum wall thickness of 230 mm is adopted in calculating the "Saleable Area" of this property.

(i) 平台面積 Flat Roof Area : 26.6 平方米 m²

面積資料最後更新日期 : 18-Aug-2011
Last Update Date of Floor Area Information : 18-Aug-2011

實用面積定義 Definition of Saleable Area

實用面積是指個別單位獨立使用的樓面面積，包括露台、陽台、工作平台及其他類似設施，但不包括公用地方，如樓梯、升降機槽、入牆暗渠、大堂及公用洗手間。實用面積是量度至外牆的表面或共用牆的中線所包括的面積。窗台、平台、天台、梯屋、閣樓、花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

Saleable area is defined as the floor area exclusively allocated to the unit including balconies, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

重要通告 IMPORTANT NOTES

謹請注意，此項查詢服務的收費只為收回運作成本，並不包括任何利潤元素。由「物業資訊網」發放的資料，乃摘取自差餉物業估價署的物業資料庫，該資料庫主要是為評估差餉及地租而設。此資訊系統所發放的資料只為查詢人提供快捷參考用途。除用作為評估差餉及地租外，本署決不能保證有關資料的準確性。由於庫內所存資料只為評估差餉及地租的用途，本署或本署職員因此毋須為引用此等資料作其他用途而導致的損害或損失負責。在此情況下，使用本「物業資訊網」系統的查詢人最好從正本文件及圖則核實資料，如有需要，更應諮詢所聘專業人士的意見。

The charge for this enquiry service is purely aimed at recovering the operation cost and does not reflect any profit making element. Please note that the information released by the Property Information Online is extracted from the Rating and Valuation Department's property database which is primarily set up for rates and Government rent purposes. Such information is released for quick reference only. The Department in no way warrants the accuracy of the information for any purposes other than rates and Government rent assessments. Neither the Department nor any of its staff shall be responsible for or held responsible for any damages or loss caused by applying such information for any purposes other than rates and Government rent assessments. Users of this Property Information Online system are strongly advised to verify the information from the original documents and plans, and where necessary, consult their own professional advisers.