

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN200818021944

印製於 PRINTED AT: INTERNET SEARCH (E-MAIL)
查冊日期及時間 SEARCH DATE AND TIME: 18/08/2020 21:48
查冊者姓名 NAME OF SEARCHER: gary
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 18/08/2020 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 18/08/2020.

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): A5801087

地段編號

LOT NO.: THE REMAINING PORTION OF NEW KOWLOON INLAND LOT
NO. 6095

批約 HELD UNDER: GOVERNMENT LEASE

年期 LEASE TERM: FROM 25 SEPT 1991 TO 30 JUNE 2047

開始日期 COMMENCEMENT OF LEASE TERM: 25/09/1991

每年地稅 RENT PER ANNUM: -

所佔地段份數

SHARE OF THE LOT: 51/113327

ADDRESS: FLAT NO.1 ON 5TH FLOOR OF BLOCK B
HONG PAK COURT
NO.139 PIK WAN ROAD KOWLOON

地址: 中文地址不詳

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備註

REMARKS: THE RENT IS \$1 P.A. (IF DEMANDED) UNTIL 30/6/1997 & THEREAFTER 3% OF THE RATEABLE VALUE OF NKIL 6095

EASEMENTS AND OTHER PERMANENT RIGHTS UNDER THE RESPECTIVE PORTIONS OF ALL THOSE PIECES OR PARCELS OF LAND AT SUCH LEVELS AND LOCATIONS AS INDICATED AND SHOWN COLOURED PURPLE, PURPLE HATCHED BLACK, PURPLE CROSS-HATCHED BLACK AND PURPLE STIPPLED BLACK ON PLAN NO. KM8892A SHALL BE CREATED FROM 10.6.2017 IN FAVOUR OF THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION. SEE MEM. NO. 17032300550018 (RE PORTION)

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 NKIL 6095 |
| LI SIU HUNG CECIL - | | UB5644761 | 23/04/1993 | 14/05/1993 | \$820,500.00 |
| | | | | | 備註 REMARKS: ASSIGNMENT WITH PLAN |
| CHENG SEK MIN 鄭石民 | JOINT TENANT | 08030600390354 ASSIGNMENT | 20/02/2008 | 06/03/2008 | \$1,880,000.00 |
| SU NAN TUEN 蘇南端 | JOINT TENANT | | | | |

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|-----------------------|--|------------------------------|----------------------------|------------------------------|---------------------|
| LAI SUI CHUN 賴瑞珍 | | 17012002600069 ASSIGNMENT | 22/12/2016 | 20/01/2017 | \$4,650,000.00 |

物業涉及的轍轄
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 |
|------------------------|----------------------------|------------------------------|--|----------------------|---------------------|
| UB4996037 | 25/09/1991 | 26/09/1991 | MANAGEMENT UNDERTAKING 備註 REMARKS: RE NKIL 6095 | - | - |
| UB8787940 | 03/09/2002 | 04/10/2002 | DEED OF RELEASE OF MANAGEMENT UNDERTAKING | - | - |
| UB4998015 | 26/09/1991 | 26/09/1991 | DEED POLL RE SEC.A & R.P. WITH PLAN | - | - |
| UB5606383 | 25/03/1993 | 14/04/1993 | DEED OF MUTUAL COVENANT AND DEED OF GRANT WITH PLANS | - | - |

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|--|----------------------------|------------------------------|---|--|---------------------|
| UB5614463 | 14/04/1993 | 23/04/1993 | COMPLETION CERTIFICATE RE BLOCKS A, B & C | - | - |
| UB5652355 | 23/04/1993 | 21/05/1993 | LEGAL CHARGE | HANG SENG FINANCE LIMITED | \$779,400.00 |
| 05120201490078 | 26/11/2005 | 02/12/2005 | RECEIPT ON DISCHARGE OF A CHARGE | - | - |
| UB6083260 | 22/07/1994 | 02/08/1994 | ORDER UNDER SEC. 6(1) OF THE SEWAGE TUNNELS (STATUTORY EASEMENTS) ORD. | - | - |
| 備註 REMARKS: FOR THE PROPOSED CONSTRUCTION OF SEWAGE TUNNEL FROM TSEUNG KWAN O & CHAI WAN TO KWUN TONG RE PORTION | | | | | |
| 08011400370045 | 28/12/2007 | 14/01/2008 | AGREEMENT FOR SALE AND PURCHASE | CHENG SEK MIN 鄭石民 SU NAN TUEN 蘇南端 | \$1,880,000.00 |
| 備註 REMARKS: SEE ASSIGNMENT MEM. NO. 08030600390354 | | | | | |
| 08030600390340 | 20/02/2008 | 06/03/2008 | LETTER OF REMOVAL OF ALIENATION RESTRICTIONS | - | - |
| 備註 REMARKS: FROM HONG KONG HOUSING AUTHORITY | | | | | |

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|------------------------|----------------------------|------------------------------|--|---|---------------------|
| 09040300320106 | 30/03/2009 | 03/04/2009 | TRIPARTITE LEGAL CHARGE/MORTGAGE | STANDARD CHARTERED BANK (HONG KONG) LIMITED 渣打銀行(香港)有限公司 | ALL MONIES |
| 17012002600053 | 22/12/2016 | 20/01/2017 | RECEIPT ON DISCHARGE OF A CHARGE | - | - |
| 16053000380075 | 06/05/2016 | 30/05/2016 | ORDER NO. DR-HD-00682 BY THE BUILDING AUTHORITY UNDER SECTION 28(3) OF THE BUILDINGS ORDINANCE | - | - |
| | | | 備註 REMARKS: RE: FOR COMMON PART(S) ONLY | | |
| 16062200600015 | 13/06/2016 | 22/06/2016 | LETTER OF COMPLIANCE | - | - |
| 16080902020391 | 16/07/2016 | 09/08/2016 | PROVISIONAL AGREEMENT FOR SALE AND PURCHASE | LAI SUI CHUN | \$4,650,000.00 |
| | | | 備註 REMARKS: SEE ASSIGNMENT MEM. NO. 17012002600069 | | |
| 17012002600076 | 22/12/2016 | 20/01/2017 | MORTGAGE | THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED | ALL MONEYS |

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|---|----------------------------|------------------------------|--|----------------------|---------------------|
| 17032300550018 | 09/03/2017 | 23/03/2017 | G.N. 1200 DATED 9.3.2017 UNDER ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) * | - | - |
| 備註 REMARKS: *(NOTICE UNDER SECTION 16) ANNEXED WITH PLAN NO.KM8892A RE CREATION OF EASEMENTS AND OTHER PERMANENT RIGHTS FOR PWP ITEM NO.7823TH TSEUNG KWAN O - LAM TIN TUNNEL RE PORTION | | | | | |

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 *****