

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN240708018081

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 08/07/2024 17:59
查冊者姓名/名稱 NAME OF SEARCHER: chan ka wah
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 08/07/2024 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 08/07/2024.

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): A5801844

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: -

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所佔地段份數

SHARE OF THE LOT: 59/113327

ADDRESS: FLAT NO.4 ON 19TH FLOOR OF BLOCK B
HONG PAK COURT
NO.139 PIK WAN ROAD KOWLOON

地址: 中文地址不詳

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 | | | | | |
| HUI YIN CHI - | JOINT TENANT | UB5652310 | 05/05/1993 | 21/05/1993 | \$1,038,500.00 |
| TSANG LAI WAH KATE - | JOINT TENANT | | | | |

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|--|--|---|-------------------------------|---------------------------------|---------------------|
| 備註 REMARKS: ASSIGNMENT WITH PLAN HUI YIN CHI DIED SEE MEM. NO. 21111600100013 | | | | | |
| TSANG, PING FAI HARRIS | ADMINISTRATOR | 21121000600012 SEALED COPY LETTERS OF ADMINISTRATION (WITHOUT SCHEDULE OF ASSET AND LIABILITIES ANNEXED) | 06/07/2021 | 10/12/2021 | - |
| 曾炳輝 | | | | | |
| TSANG PING FAI HARRIS | | 22091400400030 DEED OF ASSENT | 05/09/2022 | 14/09/2022 | - |
| 曾炳輝 | | | | | |

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 |
|--------------------------|-------------------------------|---------------------------------|------------------------|----------------------|---------------------|
| UB4996037 | 25/09/1991 | 26/09/1991 | MANAGEMENT UNDERTAKING | - | - |
| 備註 REMARKS: RE NKIL 6095 | | | | | |

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|------------------------|----------------------------|------------------------------|---|---------------------------|---------------------|
| 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 | - | - |
| UB5614463 | 14/04/1993 | 23/04/1993 | COMPLETION CERTIFICATE RE BLOCKS A, B & C | - | - |
| UB5657081 | 05/05/1993 | 26/05/1993 | LEGAL CHARGE | HANG SENG FINANCE LIMITED | \$688,500.00 |
| UB7904033 | 30/10/1999 | 01/11/1999 | 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

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|------------------------|----------------------------|------------------------------|---|----------------------|---------------------|
| 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 | - | - |
| 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 | | |
| 21111600100013 | 11/08/2021 | 16/11/2021 | 死亡證核證副本 | - | - |
| | | | 備註 REMARKS: OF HUI, YIN CHI "DECEASED" | | |
| 21111600100024 | 30/08/2021 | 16/11/2021 | 豁免遺產稅證明書 | - | - |
| | | | 備註 REMARKS: IN THE ESTATE OF HUI, YIN CHI "DECEASED" | | |

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|------------------------|----------------------------|------------------------------|--|----------------------|---------------------|
| 22091400400017 | 27/04/2022 | 14/09/2022 | CONSENT LETTER | - | - |
| | | | 備註 REMARKS: FROM HONG KONG HOUSING AUTHORITY | | |
| 22091400400025 | 18/08/2022 | 14/09/2022 | LETTER OF APPROVAL | - | - |
| | | | 備註 REMARKS: FROM HONG KONG HOUSING AUTHORITY TO MAK SOLICITORS | | |

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 *****