

土地註冊處 **THE LAND REGISTRY**

土地登記冊 **LAND REGISTER**

印製編號 PRINT CONTROL: ESN250215001421

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)  
查冊日期及時間 SEARCH DATE AND TIME: 15/02/2025 11:56  
查冊者姓名/名稱 NAME OF SEARCHER: CHEUNG CHI HANG  
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 15/02/2025 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 15/02/2025.

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): D4977384

**地段編號**

LOT NO.: THE REMAINING PORTION OF YAU TONG INLAND LOT  
NO. 44

批約 HELD UNDER: CONDITIONS OF SALE NO. 20277

年期 LEASE TERM: 50 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 01/09/2016

每年地稅 RENT PER ANNUM: -

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所佔地段份數

SHARE OF THE LOT: 43/47871

ADDRESS: UNIT B ON 23RD FLOOR (TOGETHER WITH  
BALCONY THEREOF) OF TOWER 3  
MONTEGO BAY  
NO. 18 SHUNG SHUN STREET  
KOWLOON

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. 4 OF C/S NO. 20277 (YFIL 44)

CONSENT GIVEN BY DIRECTOR OF LANDS DATED 4.11.2020 TO ENTER INTO AGREEMENTS FOR SALE AND PURCHASE FOR

688 RESIDENTIAL UNITS OF TOWER 1, TOWER 2, TOWER 3 AND TOWER 5, 123 RESIDENTIAL CAR PARKING SPACES

AND 7 RESIDENTIAL MOTOR CYCLE PARKING SPACES

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 |
|-----------------------|----------------------------------------------------|----------------------------------------|-------------------------------|---------------------------------|---------------------|
| WONG YU HUNG<br>王渝鴻   |                                                    | 24022600640064<br>ASSIGNMENT WITH PLAN | 06/02/2024                    | 26/02/2024                      | \$9,983,380.00      |

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物業涉及的轆轤  
INCUMBRANCES

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|------------------------|-------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------|
| 20022101880039         | 23/01/2020                    | 21/02/2020                      | DEED POLL WITH PLAN<br>-<br>備註 REMARKS: RE S.A AND R.P.                                                                                                                                             | -                    | -                   |
| 20032002060211         | 25/06/2019                    | 20/03/2020                      | DUPLICATE OF<br>UNDERTAKING LETTER<br>-<br>備註 REMARKS: * FOR WIDER COMMON CORRIDORS & LIFT LOBBIES AS GREEN & INNOVATIVE FEATURES (JPN1)<br>TO BUILDINGS DEPARTMENT                                 | -                    | -                   |
| 20032002060239         | 18/09/2017                    | 20/03/2020                      | LETTER OF UNDERTAKING<br>FOR EXCLUSION OF ITEMS<br>UNDER BUILDING<br>(PLANNING) REGULATION<br>23(3) (A) *<br>-<br>備註 REMARKS: * FROM GROSS FLOOR AREA (GFA) CALCULATIONS<br>TO BUILDINGS DEPARTMENT | -                    | -                   |
| 20032002060242         | 18/09/2017                    | 20/03/2020                      | LETTER OF UNDERTAKING<br>FOR GREEN FEATURES OF<br>JOINT PRACTICE NOTES<br>-<br>備註 REMARKS: TO BUILDINGS DEPARTMENT                                                                                  | -                    | -                   |

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|------------------------|----------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------|
| 20032002060250         | 18/09/2017                 | 20/03/2020                   | LETTER OF UNDERTAKING<br>FOR THE PROVISION OF<br>GREENERY AREAS IN<br>COMPLIANCE WITH THE SBD<br>GUIDELINES | -                                                                     | -                   |
|                        |                            |                              | 備註 REMARKS: TO BUILDINGS DEPARTMENT                                                                         |                                                                       |                     |
| 20032002060271         | 18/09/2017                 | 20/03/2020                   | LETTER OF UNDERTAKING<br>FOR RESIDENTIAL<br>RECREATIONAL FACILITIES                                         | -                                                                     | -                   |
|                        |                            |                              | 備註 REMARKS: TO BUILDINGS DEPARTMENT                                                                         |                                                                       |                     |
| 20112502200011         | 23/11/2020                 | 25/11/2020                   | TRIPARTITE STAKEHOLDER<br>AGREEMENT                                                                         | BANK OF CHINA (HONG KONG) LIMITED<br>中國銀行(香港)有限公司<br>MAYER BROWN      | -                   |
| 20112502200020         | 23/11/2020                 | 25/11/2020                   | TRIPARTITE STAKEHOLDER<br>AGREEMENT                                                                         | BANK OF CHINA (HONG KONG) LIMITED<br>中國銀行(香港)有限公司<br>BAKER & MCKENZIE | -                   |
| 20112602340255         | 25/11/2020                 | 26/11/2020                   | STATUTORY DECLARATION                                                                                       | -                                                                     | -                   |
|                        |                            |                              | 備註 REMARKS: OF YIP TUNG SANG AND WAN SHIU MAN                                                               |                                                                       |                     |

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|------------------------|-------------------------------|---------------------------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------|
| 21072100630019         | 05/07/2021                    | 21/07/2021                      | AGREEMENT FOR SALE AND<br>PURCHASE WITH PLAN       | WONG YU HUNG<br>王渝鴻<br>備註 REMARKS: SEE ASSIGNMENT MEM. NO. 24022600640064                                  | \$9,983,380.00      |
| 22011200720071         | 24/12/2021                    | 12/01/2022                      | EQUITABLE MORTGAGE                                 | BANK OF COMMUNICATIONS (HONG KONG) LIMITED<br>交通銀行(香港)有限公司<br>備註 REMARKS: BY WONG YU HUNG                  | ALL MONEYS          |
| 23031502220107         | 14/03/2023                    | 15/03/2023                      | SUPPLEMENTAL STATUTORY<br>DECLARATION              | -<br>-<br>備註 REMARKS: OF CHENG KWOK WAI AND CHAN LAP YAN EDMOND                                            | -                   |
| 23121101690030         | 28/11/2023                    | 11/12/2023                      | OCCUPATION PERMIT<br>(PERMIT NO. KN<br>69/2023/OP) | -<br>-<br>備註 REMARKS: RE YTIL 44 S.A AND R.P.                                                              | -                   |
| 24011002080211         | 28/12/2023                    | 10/01/2024                      | CERTIFICATE OF<br>COMPLIANCE                       | -<br>-<br>備註 REMARKS: FROM DISTRICT LANDS OFFICE, KOWLOON EAST LANDS DEPARTMENT<br>RE YTIL 44 S.A AND R.P. | -                   |

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|------------------------|-------------------------------|---------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|---------------------|
| 24012900260018         | 11/01/2024                    | 29/01/2024                      | DEED OF MUTUAL COVENANT<br>AND MANAGEMENT<br>AGREEMENT WITH PLANS | MINMETALS PROPERTY SERVICES (HONG KONG) COMPANY<br>LIMITED<br><br>五礦物業服務(香港)有限公司<br>(MANAGER) | -                   |
| 24022600640070         | 06/02/2024                    | 26/02/2024                      | MORTGAGE                                                          | BANK OF COMMUNICATIONS (HONG KONG) LIMITED<br>交通銀行(香港)有限公司                                    | ALL MONEYS          |

## 等待註冊的契約

DEEDS PENDING REGISTRATION

| 註冊摘要編號<br>MEMORIAL NO. | 文書日期<br>DATE OF<br>INSTRUMENT | 交付日期<br>DATE OF<br>DELIVERY | 文書性質<br>NATURE | 受惠各方<br>IN FAVOUR OF | 代價<br>CONSIDERATION |
|------------------------|-------------------------------|-----------------------------|----------------|----------------------|---------------------|
|------------------------|-------------------------------|-----------------------------|----------------|----------------------|---------------------|

\*\*\*\*\* 無 NIL \*\*\*\*\*

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

[LSS-INS12-V241024]