

土地註冊處 **THE LAND REGISTRY**

土地登記冊 **LAND REGISTER**

印製編號 PRINT CONTROL: ESN250620010619

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)  
查冊日期及時間 SEARCH DATE AND TIME: 20/06/2025 13:06  
查冊者姓名/名稱 NAME OF SEARCHER: LUILAI SAN  
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 20/06/2025 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 20/06/2025.

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): D4976383

**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: 30/47871

ADDRESS: UNIT F ON 9TH 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 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
TSANG KIT SUM 曾潔心		24022900140035 ASSIGNMENT WITH PLAN	05/02/2024	29/02/2024	\$6,569,500.00

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

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20032002060250	18/09/2017	20/03/2020	LETTER OF UNDERTAKING FOR THE PROVISION OF GREENERY AREAS IN COMPLIANCE WITH THE SBD GUIDELINES	-	-
			備註 REMARKS: TO BUILDINGS DEPARTMENT		
20032002060271	18/09/2017	20/03/2020	LETTER OF UNDERTAKING FOR RESIDENTIAL RECREATIONAL FACILITIES	-	-
			備註 REMARKS: TO BUILDINGS DEPARTMENT		
20112502200011	23/11/2020	25/11/2020	TRIPARTITE STAKEHOLDER AGREEMENT	BANK OF CHINA (HONG KONG) LIMITED 中國銀行(香港)有限公司 MAYER BROWN	-
20112502200020	23/11/2020	25/11/2020	TRIPARTITE STAKEHOLDER AGREEMENT	BANK OF CHINA (HONG KONG) LIMITED 中國銀行(香港)有限公司 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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21010700370104	11/12/2020	07/01/2021	AGREEMENT FOR SALE AND PURCHASE WITH PLAN	TSANG KIT SUM  曾潔心 備註 REMARKS: SEE ASSIGNMENT MEM. NO. 24022900140035	\$6,569,500.00
23031502220107	14/03/2023	15/03/2023	SUPPLEMENTAL STATUTORY DECLARATION	-  - 備註 REMARKS: OF CHENG KWOK WAI AND CHAN LAP YAN EDMOND	-
23121101690030	28/11/2023	11/12/2023	OCCUPATION PERMIT (PERMIT NO. KN 69/2023/OP)	-  - 備註 REMARKS: RE YTIL 44 S.A AND R.P.	-
24011002080211	28/12/2023	10/01/2024	CERTIFICATE OF COMPLIANCE	-  - 備註 REMARKS: FROM DISTRICT LANDS OFFICE, KOWLOON EAST LANDS DEPARTMENT RE YTIL 44 S.A AND R.P.	-
24012900260018	11/01/2024	29/01/2024	DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT WITH PLANS	MINMETALS PROPERTY SERVICES (HONG KONG) COMPANY LIMITED  五礦物業服務(香港)有限公司 (MANAGER)	-

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24022900140049	05/02/2024	29/02/2024	MORTGAGE	HANG SENG BANK LIMITED  恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES

## 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 \*\*\*\*\*

[LSS-INS12-V241024]