

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN240721002996

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 21/07/2024 18:36
查冊者姓名/名稱 NAME OF SEARCHER: chan ka wah
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 21/07/2024 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 21/07/2024.

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): D4978176

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: 47/47871

ADDRESS: UNIT C ON 6TH FLOOR (TOGETHER WITH BALCONY
AND UTILITY PLATFORM THEREOF) OF TOWER 5
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 (YUIL 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 |
|-----------------------|--|--|-------------------------------|---------------------------------|---------------------|
| SHUM NGAN FAT | | 24030800240109 ASSIGNMENT WITH PLAN | 26/02/2024 | 08/03/2024 | \$8,727,400.00 |

岑雁笏

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物業涉及的轉讓
INCUMBRANCES

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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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|------------------------|----------------------------|------------------------------|---|--|---------------------|
| 20121700160225 | 04/12/2020 | 17/12/2020 | AGREEMENT FOR SALE AND PURCHASE WITH PLAN | SHUM NGAN FAT 岑雁笏 | \$8,727,400.00 |
| | | | 備註 REMARKS: SEE ASSIGNMENT MEM. NO. 24030800240109 | | |
| 21062100340477 | 27/05/2021 | 21/06/2021 | EQUITABLE MORTGAGE | CMB WING LUNG BANK LIMITED 招商永隆銀行有限公司 | ALL MONEYS |
| | | | 備註 REMARKS: BY SHUM NGAN FAT | | |
| 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. | | |
| 24030800240116 | 26/02/2024 | 08/03/2024 | MORTGAGE | CMB WING LUNG BANK LIMITED 招商永隆銀行有限公司 | ALL MONIES |

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等待註冊的契約

DEEDS PENDING REGISTRATION

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|------------------------------|-------------------------------|-----------------------------|---|---|---------------------|
| 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) | - |
| (中止註冊 REGISTRATION WITHHELD) | | | | | |

***** 登記冊末端 END OF REGISTER *****