

土地註冊處 **THE LAND REGISTRY**

土地登記冊 **LAND REGISTER**

印製編號 PRINT CONTROL: ESN220803023128

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 03/08/2022 20:08
查冊者姓名/名稱 NAME OF SEARCHER: FINE HOMES PROPERTY AGENCY LTD
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 03/08/2022 07:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 03/08/2022.

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): D4208641

地段編號

LOT NO.: YAU TONG INLAND LOT NO. 42

批約 HELD UNDER: CONDITIONS OF SALE NO. 20242

年期 LEASE TERM: 50 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 13/01/2015

每年地稅 RENT PER ANNUM: -

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所佔地段份數

SHARE OF THE LOT: 247/257115

ADDRESS: FLAT F ON 11TH FLOOR OF TOWER 1-A
ONE EAST COAST
NO. 1 LEI YUE MUN PATH
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. 20242 (RE Y TIL 42)

CONSENT GIVEN BY DIRECTOR OF LANDS DATED 26.9.2018 TO ENTER INTO AGREEMENTS FOR SALE AND PURCHASE FOR
646 RESIDENTIAL UNITS IN TOWER 1 (TOWER 1-A & TOWER 1-B) AND TOWER 2, 61 RESIDENTIAL CAR PARKING SPACES
AND 4 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
HENMELL INVESTMENT LIMITED		-	-	-	-
LUI SZE PONG		19111300590130	30/10/2019	13/11/2019	\$5,151,000.00
呂仕邦		ASSIGNMENT WITH PLAN			

備註 REMARKS: CONDITIONS OF SALE NO. 20242 OF YAU TONG INLAND LOT NO. 42

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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
15042302450256	08/04/2015	23/04/2015	DEBENTURE AND MORTGAGE	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED	FOR CONSIDERATION SEE MEMORIAL
			備註 REMARKS: RE YTIL 42	-	
19081202130715	26/07/2019	12/08/2019	RECEIPT ON DISCHARGE OF A CHARGE	-	-
16042902290078	13/04/2016	29/04/2016	SUPPLEMENT TO DEBENTURE AND MORTGAGE	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED	FOR CONSIDERATION SEE MEMORIAL
			備註 REMARKS: RE YTIL 42	-	
19081202130715	26/07/2019	12/08/2019	RECEIPT ON DISCHARGE OF A CHARGE	-	-
18031502290100	09/03/2018	15/03/2018	SECOND SUPPLEMENT TO DEBENTURE AND MORTGAGE	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED	FOR CONSIDERATION SEE MEMORIAL
			備註 REMARKS: RE YTIL 42	-	
19081202130715	26/07/2019	12/08/2019	RECEIPT ON DISCHARGE OF A CHARGE	-	-
18100501190053	02/10/2018	05/10/2018	TRIPARTITE STAKEHOLDER AGREEMENT	MESSRS. DEACONS	-

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				AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED	
18100501190062	03/10/2018	05/10/2018	STATUTORY DECLARATION	-	-
			備註 REMARKS: OF CHIANG SUI FOOK, LILIAN		
18103101880399	22/10/2018	31/10/2018	AGREEMENT FOR SALE AND PURCHASE WITH PLAN	LUI SZE PONG 呂仕邦	\$5,151,000.00
			備註 REMARKS: SEE ASSIGNMENT MEM. NO. 19111300590130		
19011701960029	31/03/2015	17/01/2019	LETTER OF UNDERTAKING FOR GREEN FEATURES OF JOINT PRACTICE NOTES	BUILDING DEPARTMENT	-
			備註 REMARKS: TO BUILDING DEPARTMENT		
19011701960034	31/03/2015	17/01/2019	LETTER OF UNDERTAKING FOR RESIDENTIAL RECREATIONAL FACILITIES	-	-
			備註 REMARKS: TO BUILDING DEPARTMENT		

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19011701960047	31/03/2015	17/01/2019	LETTER OF UNDERTAKING FOR EXCLUSION OF ITEMS UNDER BUILDING (PLANNING) REGULATION 23(3) A *	-	-
			備註 REMARKS: *FROM GROSS FLOOR AREA (GFA) CALCULATIONS TO BUILDING DEPARTMENT		
19011701960058	31/03/2015	17/01/2019	LETTER OF UNDERTAKING FOR THE PROVISION OF GREENERY AREAS IN COMPLIANCE WITH THE SBD GUIDELINES	-	-
			備註 REMARKS: TO BUILDING DEPARTMENT		
19022000170048	31/01/2019	20/02/2019	EQUITABLE MORTGAGE	BANK OF CHINA (HONG KONG) LIMITED	ALL MONEYS
			備註 REMARKS: BY LUI SZE PONG RE-REGISTERED SEE MEM. NO. 19080900450165		
22031100110015	28/01/2022	11/03/2022	RECEIPT ON DISCHARGE OF A CHARGE	-	-
19052702200018	18/04/2019	27/05/2019	OCCUPATION PERMIT (PERMIT NO. KN 15/2019(OP))	-	-

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19080900450165	31/01/2019	09/08/2019	RE-REGISTRATION OF EQUITABLE MORTGAGE MEM. NO.19022000170048	BANK OF CHINA (HONG KONG) LIMITED	ALL MONEYS
			備註 REMARKS: BY LUI SZE PONG	-	
22031100110015	28/01/2022	11/03/2022	RECEIPT ON DISCHARGE OF A CHARGE	-	-
19093001610146	16/09/2019	30/09/2019	CERTIFICATE OF COMPLIANCE	-	-
			備註 REMARKS: FROM DISTRICT LANDS OFFICE/KOWLOON EAST LANDS DEPARTMENT	-	
19100301530231	23/09/2019	03/10/2019	DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT WITH PLANS	COUNTRY HOUSE PROPERTY MANAGEMENT LIMITED 康居物業管理有限公司 (MANAGEMENT COMPANY)	-
19111300590140	30/10/2019	13/11/2019	MORTGAGE	BANK OF CHINA (HONG KONG) LIMITED	ALL MONEYS
22031100110015	28/01/2022	11/03/2022	RECEIPT ON DISCHARGE OF A CHARGE	-	-

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22022100190197	28/01/2022	21/02/2022	MORTGAGE	BANK OF COMMUNICATIONS (HONG KONG) LIMITED 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 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
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***** 無 NIL *****

***** 登記冊末端 END OF REGISTER *****