

土地註冊處 **THE LAND REGISTRY**

土地登記冊 **LAND REGISTER**

印製編號 PRINT CONTROL: ESN241029020305

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 29/10/2024 19:04
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 29/10/2024 07:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 29/10/2024.

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): D4210210

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: 333/257115

ADDRESS: FLAT A ON 8TH FLOOR OF TOWER 1-B
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 YTIL 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 |
|-----------------------|--|--|-------------------------------|---------------------------------|---------------------|
| TSANG WING YAN 曾穎殷 | | 19110101860158 ASSIGNMENT WITH PLAN | 18/10/2019 | 01/11/2019 | \$7,632,000.00 |

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INCUMBRANCES

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|------------------------|-------------------------------|---------------------------------|--|--|---------------------|
| 18100501190053 | 02/10/2018 | 05/10/2018 | TRIPARTITE STAKEHOLDER AGREEMENT | MESSRS. DEACONS - AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED - | - |
| 18100501190062 | 03/10/2018 | 05/10/2018 | STATUTORY DECLARATION 備註 REMARKS: OF CHIANG SUI FOOK, LILIAN | - - | - |
| 19011701960029 | 31/03/2015 | 17/01/2019 | LETTER OF UNDERTAKING FOR GREEN FEATURES OF JOINT PRACTICE NOTES 備註 REMARKS: TO BUILDING DEPARTMENT | BUILDING DEPARTMENT - - | - |
| 19011701960034 | 31/03/2015 | 17/01/2019 | LETTER OF UNDERTAKING FOR RESIDENTIAL RECREATIONAL FACILITIES 備註 REMARKS: TO BUILDING DEPARTMENT | - - - | - |
| 19011701960047 | 31/03/2015 | 17/01/2019 | LETTER OF UNDERTAKING FOR EXCLUSION OF ITEMS UNDER BUILDING (PLANNING) REGULATION 23(3) A * | - - - | - |

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|---|-------------------------------|---------------------------------|---|---|---------------------|
| 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 | | | | | |
| 19040801250247 | 29/03/2019 | 08/04/2019 | AGREEMENT FOR SALE AND PURCHASE WITH PLAN | TSANG WING YAN 曾穎殷 | \$7,632,000.00 |
| 備註 REMARKS: SEE ASSIGNMENT MEM. NO. 19110101860158 | | | | | |
| 19052702200018 | 18/04/2019 | 27/05/2019 | OCCUPATION PERMIT (PERMIT NO. KN 15/2019(OP)) | - | - |
| 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 | - |

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|------------------------|-------------------------------|---------------------------------|----------------|--|---|
| | | | | (MANAGEMENT COMPANY) - | |
| 20080501410025 | 14/07/2020 | 05/08/2020 | 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 *****