

土地註冊處 **THE LAND REGISTRY**

土地登記冊 **LAND REGISTER**

印製編號 PRINT CONTROL: ESN250720001042

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)  
查冊日期及時間 SEARCH DATE AND TIME: 20/07/2025 20:39  
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 20/07/2025 07:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 20/07/2025.

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): D4207475

**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: 187/257115

ADDRESS: FLAT F ON 25TH FLOOR OF TOWER 2  
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
YU WING SHAN 余詠珊		19102301600138 ASSIGNMENT WITH PLAN	15/10/2019	23/10/2019	\$3,995,000.00

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物業涉及的轆轤  
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
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	- -	-
18113002220066	15/11/2018	30/11/2018	AGREEMENT FOR SALE AND PURCHASE WITH PLAN 余詠珊 備註 REMARKS: SEE ASSIGNMENT MEM. NO. 19102301600138	YU WING SHAN	\$3,995,000.00
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	- -	-

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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		
19031801620084	11/03/2019	18/03/2019	EQUITABLE MORTGAGE	CMB WING LUNG BANK LIMITED	ALL MONEYS
			備註 REMARKS: BY YU WING SHAN		
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		

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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) -	-
19102301600143	15/10/2019	23/10/2019	MORTGAGE	CMB WING LUNG BANK LIMITED -	ALL MONEY

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

[LSS-INS12-V241024]