



### 物業資料 Property Information

**土地註冊處登記地址** Land Registry Address  
 WORKSHOP H ON 12TH FLOOR SUPERLUCK INDUSTRIAL CENTRE  
 (PHASE 2) NO.57 SHA TSUI ROAD & NOS.30-38 TAI CHUNG ROAD  
 TSUEN WAN NEW TERRITORIES  
 LOT NO. 328 IN D.D. 355

地址:		Address:			
荃灣 沙咀道57號/大涌道30-38號 荃運工業中心(第02期) 12樓H室		UNIT H 12/F SUPERLUCK IND CTR PH 02 SHA TSUI RD 57/TAI CHUNG RD 30-38 TSUEN WAN			
建築面積 Gross Area	實用面積 Saleable Area	入伙期 OP Date	物業用途 Usage	契約年期 Lease Term	未完年期 Residual Term
2321 215.628	N.A. N.A.	27/06/1979 DMC	工業 IND	30/06/2047	31

入伙日期: (OP) 根據入伙紙 Based on Occupation Permit  
 Occupation Date: (DMC) 根據大廈公契 Based on Deed of Mutual Covenant  
 物業面積: (B) 來自樓書 Sourced from Property Brochures  
 Property Area: (沒有標示)來自其他途徑 (unspecified) Sourced from other channels

### 最新業權 Current Ownership



註冊編號 Memo No.	簽約日期 Ins. Date	成交價 (百萬) Price (\$M)	性質 Nature	業主 Landlord
<a href="#">15011402570077</a>	19/12/2014	4.890	AGREEMENT FOR SALE AND PURCHASE	MAI WEIQI
<a href="#">15032602220102</a>	05/03/2015	4.890	ASSIGNMENT	MAI WEIQI

### 物業轉讓及產權負擔 Encumbrance

註冊編號 Memo No.	簽約/頒令日期 Signed/Order Date 送遞日期 Del. Date	買家/貸款人/原告 Assignee/Lender/Plaintiff 性質 Nature	賣家/借款人/被告 Assignor/Borrower/Defendant 律師行 Solicitor	售價/借款額(百萬) Price/Loan (\$M)
<a href="#">6809098</a> #	19/10/1996	ERALINE DEVELOPMENT LTD 未能提供中文名稱	SANTIS SUBSTRATES LTD 未能提供中文名稱	2.400
	09/11/1996	AGREEMENT FOR SALE AND PURCHASE		
<a href="#">W1114050</a> #	19/10/1996	ERALINE DEVELOPMENT LTD 未能提供中文名稱	SANTIS SUBSTRATES LTD 未能提供中文名稱	2.400
	20/02/1997	AGREEMENT FOR SALE AND PURCHASE		
<a href="#">6848384</a> #	15/11/1996	SIN HUA BANK LTD 未能提供中文名稱		

	13/12/1996	RECEIPT ON DISCHARGE OF A CHARGE	CHU & LAU	
<a href="#">W1114049</a> #	15/11/1996	 SIN HUA BANK LTD 未能提供中文名稱		
		 SIN HUA TRUST SAVINGS AND COMMERCIAL BANK LTD 未能提供中文名稱		
	20/02/1997	RECEIPT ON DISCHARGE OF A CHARGE	CHU & LAU	
<a href="#">6848385</a> #	15/11/1996	 ERALINE DEVELOPMENT LTD 未能提供中文名稱	 SANTIS SUBSTRATES LTD 未能提供中文名稱	2.400
	13/12/1996	ASSIGNMENT		
<a href="#">W1100212</a> #	15/11/1996	 ERALINE DEVELOPMENT LTD 未能提供中文名稱	 SANITS SUBSTRATES LTD 未能提供中文名稱	2.400
	13/12/1996	ASSIGNMENT	CHU & LAU	
<a href="#">6848386</a> #	15/11/1996	 DAO HENG BANK LTD 未能提供中文名稱	 ERALINE DEVELOPMENTS LTD 未能提供中文名稱	
	13/12/1996	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	CHU & LAU	
<a href="#">W1100213</a> #	15/11/1996	 DAO HENG BANK LTD 未能提供中文名稱	 ERALINE DEVELOPMENT LIMITED 未能提供中文名稱	
	13/12/1996	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	CHU & LAU	
<a href="#">6919612</a> #	11/01/1997	 DAO HENG BANK LTD 未能提供中文名稱	 ERALINE DEVELOPMENTS LTD 未能提供中文名稱	
	05/02/1997	SECOND MORTGAGE TO SECURE GENERAL BANKING FACILITIES	CHU & LAU	
<a href="#">W1111635</a> #	11/01/1997	 DAO HENG BANK LTD 未能提供中文名稱	 ERALINE DEVELOPMENT LIMITED 未能提供中文名稱	
	10/02/1997	SECOND MORTGAGE TO SECURE GENERAL BANKING FACILITIES	CHU & LAU	
<a href="#">8646018</a>	21/03/2002			
	04/04/2002	A SEALED COPY OF CHARGING ORDER: NOTICE TO SHOW CAUSE	HO & CO., GALLANT Y.T.	
<a href="#">08093001480039</a> #	31/12/2007			

	30/09/2008	RECEIPT ON DISCHARGE OF A CHARGE	MESSRS. JOHN KU, TAM & HO SOLICITORS	
<a href="#">08013100830052</a> #	31/12/2007	 DES BANK (HONG KONG) LTD 未能提供中文名稱		
	31/01/2008	MORTGAGE	MESSRS. JOHN KU, TAM & HO SOLICITORS	
<a href="#">15011402570077</a>	19/12/2014	 MAI WEIQI 未能提供中文名稱	 ERALINE DEVS LTD 未能提供中文名稱	4.890
		 CHEN YIHUA 未能提供中文名稱		
	14/01/2015	AGREEMENT FOR SALE AND PURCHASE	MESSRS. WAT & CO. SOLICITORS	
<a href="#">15041702590287</a>	05/03/2015			
	17/04/2015	RECEIPT ON DISCHARGE OF A CHARGE	MESSRS. WAT & CO. SOLICITORS	
<a href="#">15032602220102</a>	05/03/2015	  MAI WEIQI 未能提供中文名稱	  ERALINE DEVS LTD 未能提供中文名稱	4.890
		  CHEN YIHUA 未能提供中文名稱		
	26/03/2015	ASSIGNMENT	MESSRS. WAT & CO. SOLICITORS	

 表示此記錄之業權資料是根據早前登記相關文件推斷，非源自土地註冊處正式查冊。  
 Indicate that the ownership information is derived from relevant instruments previously registered with the Land Registry and has not been ascertained directly through normal land search process.

以上資料源自土地註冊處，只供參考之用。

面積資料來自樓書、地產代理及政府機構等。

The above information originates from the Land Registry and is for reference only.

Area information is sourced from property brochures, property agents and government agencies etc.

# 涉及多個物業成交。 This transaction involves multiple properties.