

土地註冊處 **THE LAND REGISTRY**

土地登記冊 **LAND REGISTER**

印製編號 PRINT CONTROL: ESN220111013729

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 11/01/2022 14:43
查冊者姓名/名稱 NAME OF SEARCHER: LEUNG CHUNG YING
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 11/01/2022 07:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 11/01/2022.

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): D1533300

地段編號

LOT NO.: THE REMAINING PORTION OF YAU TONG INLAND LOT
NO. 38

批約 HELD UNDER: CONDITIONS OF SALE NO. UB11311

年期 LEASE TERM: 99 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898

每年地稅 RENT PER ANNUM: -

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所佔地段份數

SHARE OF THE LOT: 53/14500

ADDRESS: FLAT D ON 16TH FLOOR WITH BALCONY
AND UTILITY PLATFORM
THE SPECTACLE
NO.8 CHO YUEN STREET
KOWLOON

地址: 中文地址不詳

備註

REMARKS: THE RENT IS \$1,000 P.A. (YTIL 38)

CONSENT GIVEN BY DIRECTOR OF LANDS DATED 15.6.2009 TO ENTER INTO AGREEMENTS FOR SALE AND PURCHASE FOR 185 RESIDENTIAL UNITS

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
LENFIELD LIMITED 良輝有限公司		06081200710041 ASSIGNMENT	23/01/2006	12/08/2006	\$515,000,000.00
		備註 REMARKS: RE YTIL 38			
CHAN CHOK HIM 陳作謙	TENANT IN COMMON (1/2)	11041100920193 ASSIGNMENT WITH PLAN	28/03/2011	11/04/2011	\$4,843,000.00
CHIN OI MEI 錢愛美	TENANT IN COMMON (1/2)				

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CHIN OI MEI		19061700110032	23/05/2019	17/06/2019	\$4,000,000.00
錢愛美	(1/2)	ASSIGNMENT			
備註 REMARKS: BY CHAN CHOK HIM					

物業涉及的轍轄
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
UB2827755	16/07/1985	25/07/1985	DEED OF VARIATION OF CROWN LEASE	-	-
備註 REMARKS: RE YTIL 38					
UB9265377	28/06/2004	08/07/2004	MODIFICATION LETTER WITH PLAN	-	-
備註 REMARKS: RE YTIL 38					
08072100560155	14/07/2008	21/07/2008	DEED POLL WITH PLAN	-	-
備註 REMARKS: RE S.A AND R.P.					

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08091000900140	26/08/2008	10/09/2008	LETTER (RE: EXEMPTION OF BALCONIES AND UTILITY PLATFORMS FROM GROSS FLOOR AREA CALCULATION)	-	-
			備註 REMARKS: FROM DISTRICT LANDS OFFICE, KOWLOON EAST LANDS DEPARTMENT RE YTIL 38 R.P. AND S.A		
08112000670170	31/07/2006	20/11/2008	UNDERTAKING LETTER FOR BALCONIES OF DOMESTIC UNITS	-	-
			備註 REMARKS: FROM HENDERSON REAL ESTATE AGENCY LIMITED FOR AND ON BEHALF OF THE REGISTERED OWNER "LENFIELD LIMITED" TO BUILDING AUTHORITY RE YTIL 38 R.P. AND S.A		
08112000670185	31/07/2006	20/11/2008	UNDERTAKING LETTER FOR UTILITY PLATFORMS OF DOMESTIC UNITS	-	-
			備註 REMARKS: FROM HENDERSON REAL ESTATE AGENCY LIMITED FOR AND ON BEHALF OF THE REGISTERED OWNER "LENFIELD LIMITED" TO BUILDING AUTHORITY RE YTIL 38 R.P. AND S.A		
08112000670199	31/07/2006	20/11/2008	UNDERTAKING LETTER FOR WIDER COMMON CORRIDORS AND LIFT LOBBIES	-	-

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			備註 REMARKS: FROM HENDERSON REAL ESTATE AGENCY LIMITED FOR AND ON BEHALF OF THE REGISTERED OWNER "LENFIELD LIMITED" TO BUILDING AUTHORITY RE YTIL 38 R.P. AND S.A		
08112000670208	31/07/2006	20/11/2008	UNDERTAKING LETTER FOR MAIL DELIVERY ROOMS	-	-
			備註 REMARKS: FROM HENDERSON REAL ESTATE AGENCY LIMITED FOR AND ON BEHALF OF THE REGISTERED OWNER "LENFIELD LIMITED" TO BUILDING AUTHORITY RE YTIL 38 R.P. AND S.A		
08112000670215	31/07/2006	20/11/2008	UNDERTAKING LETTER FOR PREFABRICATED EXTERNAL WALLS	-	-
			備註 REMARKS: FROM HENDERSON REAL ESTATE AGENCY LIMITED FOR AND ON BEHALF OF THE REGISTERED OWNER "LENFIELD LIMITED" TO BUILDING AUTHORITY RE YTIL 38 R.P. AND S.A		
08112000670229	31/07/2006	20/11/2008	UNDERTAKING LETTER FOR GUARD ROOMS AND CARETAKERS' COUNTER	-	-
			備註 REMARKS: FROM HENDERSON REAL ESTATE AGENCY LIMITED FOR AND ON BEHALF OF THE REGISTERED OWNER "LENFIELD LIMITED" TO BUILDING AUTHORITY RE YTIL 38 R.P. AND S.A		
08112000670232	16/08/2006	20/11/2008	UNDERTAKING LETTER FOR RESIDENTS' RECREATIONAL FACILITIES	-	-

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備註 REMARKS: FROM HENDERSON REAL ESTATE AGENCY LIMITED FOR AND ON BEHALF OF THE REGISTERED OWNER "LENFIELD LIMITED" TO BUILDING AUTHORITY RE YTIL 38 R.P. AND S.A					
09021900450012	08/01/2007	19/02/2009	UNDERTAKING LETTER RE: GREEN FEATURES-MAIL DELIVERY ROOM WITH MAILBOXES	-	-
備註 REMARKS: RE YTIL 38 R.P.					
09030900640283	02/03/2009	09/03/2009	OCCUPATION PERMIT (PERMIT NO. KN10/2009(OP))	-	-
備註 REMARKS: BY BUILDING AUTHORITY OF HONG KONG RE YTIL 38 R.P.					
09071701030012	09/07/2009	17/07/2009	BANK UNDERTAKING	THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION THE DIRECTOR OF LANDS	-
備註 REMARKS: BY THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED RE YTIL 38 R.P.					
09071701030026	16/07/2009	17/07/2009	STATUTORY DECLARATION	-	-

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			備註 REMARKS: OF CHAN SAU CHING IVY RE YTIL 38 R.P.		
09102801610175	21/10/2009	28/10/2009	CERTIFICATE OF COMPLIANCE	-	-
			備註 REMARKS: FROM DISTRICT LANDS OFFICE, KOWLOON EAST LANDS DEPARTMENT		
09120400560022	21/11/2009	04/12/2009	DEED OF MUTUAL COVENANT INCORPORATING MANAGEMENT AGREEMENT WITH PLANS	HANG YICK PROPERTIES MANAGEMENT LIMITED 恒益物業管理有限公司 (MANAGER)	-
11030101180072	15/02/2011	01/03/2011	AGREEMENT FOR SALE AND PURCHASE WITH PLAN	CHAN CHOK HIM 陳作謙 (TENANT IN COMMON: 1/2) CHIN OI MEI 錢愛美 (TENANT IN COMMON: 1/2)	\$4,843,000.00
			備註 REMARKS: SEE ASSIGNMENT MEM. NO. 11041100920193		
19011500070013	21/12/2018	15/01/2019	MEMORANDUM OF AGREEMENT FOR SALE AND PURCHASE	CHIN OI MEI 錢愛美 (1/2)	\$4,000,000.00

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備註 REMARKS: BY CHAN CHOK HIM SEE ASSIGNMENT MEM. NO. 19061700110032					
19061700110044	23/05/2019	17/06/2019	MORTGAGE	DAH SING BANK, LIMITED 大新銀行有限公司	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
***** 無 NIL *****					

***** 登記冊末端 END OF REGISTER *****