

土地註冊處 **THE LAND REGISTRY**

土地登記冊 **LAND REGISTER**

印製編號 PRINT CONTROL: ESN250717020329

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 17/07/2025 21:48
查冊者姓名/名稱 NAME OF SEARCHER: PANG TAT SHING
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 17/07/2025 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 17/07/2025.

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): D1533641

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: 75/14500

ADDRESS: FLAT B ON 22ND 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 |
|-----------------------|--|--|-------------------------------|---------------------------------|---------------------|
| CHEN JIZHEN | | 10060100680137 ASSIGNMENT WITH PLAN | 11/05/2010 | 01/06/2010 | \$6,398,000.00 |

*

備註 REMARKS: *FOR THE OWNER WHOSE NAME IS IN SIMPLIFIED CHINESE CHARACTER SEE MEMORIAL

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INCUMBRANCES

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|------------------------|-------------------------------|---------------------------------|---|----------------------|---------------------|
| UB2827755 | 16/07/1985 | 25/07/1985 | DEED OF VARIATION OF CROWN LEASE | - | - |
| | | | 備註 REMARKS: RE YTL 38 | - | |
| UB9265377 | 28/06/2004 | 08/07/2004 | MODIFICATION LETTER WITH PLAN | - | - |
| | | | 備註 REMARKS: RE YTL 38 | - | |
| 08072100560155 | 14/07/2008 | 21/07/2008 | DEED POLL WITH PLAN | - | - |
| | | | 備註 REMARKS: RE S.A AND R.P. | - | |
| 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 YTL 38 R.P. AND S.A | - | |
| 08112000670170 | 31/07/2006 | 20/11/2008 | UNDERTAKING LETTER FOR BALCONIES OF DOMESTIC UNITS | - | - |

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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 | | | | | |
| 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 | - | - |
| 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 | - | - |

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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 | | | | | |
| 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 | - | - |
| 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)) | - | - |

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| 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 | - - | - |
| 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) | - |

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|--|-------------------------------|---------------------------------|--|---|---------------------|
| 10041601000103 | 30/03/2010 | 16/04/2010 | AGREEMENT FOR SALE AND PURCHASE WITH PLAN | CHEN JIZHEN | \$6,398,000.00 |
| * 備註 REMARKS: *FOR THE PURCHASER WHOSE NAME IS IN SIMPLIFIED CHINESE CHARACTER SEE MEMORIAL SEE ASSIGNMENT MEM. NO. 10060100680137 | | | | | |
| 10060100680142 | 11/05/2010 | 01/06/2010 | MORTGAGE | STANDARD CHARTERED BANK (HONG KONG) LIMITED 渣打銀行(香港)有限公司 | ALL MONIES |

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 *****

[LSS-INS12-V241024]