

土地註冊處 THE LAND REGISTRY  
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN201014000047

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)  
查冊日期及時間 SEARCH DATE AND TIME: 14/10/2020 07:38  
查冊者姓名 NAME OF SEARCHER: FIONA SZETO  
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 14/10/2020 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 14/10/2020.

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): D1624389

地段編號  
LOT NO.: NEW KOWLOON INLAND LOT NO. 6414

批約 HELD UNDER: GOVERNMENT LEASE  
年期 LEASE TERM: 50 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 09/09/2009  
每年地稅 RENT PER ANNUM: -

所佔地段份數  
SHARE OF THE LOT: 78/405368

ADDRESS: FLAT 7 ON 2ND FLOOR OF BLOCK D  
YAU CHUI COURT  
KOWLOON

地址: 中文地址不詳

物業參考編號 PRN: D1624389 (14/10/2020) 第 1 頁, 共 5 頁 PAGE 1 OF 5



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備註

REMARKS: THE ANNUAL RENT IS 3% OF THE RATEABLE VALUE FROM TIME TO TIME OF THE LOT (NKIL 6414)

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
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THE HONG KONG HOUSING AUTHORITY

備註 REMARKS: GOVERNMENT LEASE OF NEW KOWLOON INLAND LOT NO. 6414

CHAN WOON LING	JOINT TENANT	10102101360112	24/09/2010	21/10/2010	\$1,588,800.00
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陳煥玲

HO FAI  
何輝

備註 REMARKS: HO FAI DIED SEE MEM. NO. 13012201630147

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物業涉及的轉  
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
09091601510013	09/09/2009	16/09/2009	WAIVER LETTER RE SURPLUS CAR PARKING SPACES	-	-
09103000760264	29/10/2009	30/10/2009	DEED OF COST SHARING WITH PLAN	備註 REMARKS: FROM THE DISTRICT LANDS OFFICER/KOWLOON EAST	-
09103000760275	29/10/2009	30/10/2009	DEED OF UNDERTAKING AND INDEMNITY WITH PLAN	備註 REMARKS: RE NKIL 6414 & NKIL 6459	-
10020102160283	08/01/2010	01/02/2010	DEED OF MUTUAL COVENANT WITH PLANS	備註 REMARKS: RE NKIL 6414 & NKIL 6459	-
10020102160294	07/08/2008	01/02/2010	CONFIRMATION OF COMPLETION CERTIFICATE FOR BLOCK B, BLOCK C, BLOCK D AND BLOCK E OF YAU CHUI COURT	-	-

備註 REMARKS: FROM CHIEF ARCHITECT/2 (A/C) FOR DIRECTOR OF HOUSING, THE HONG KONG HOUSING AUTHORITY

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物業涉及的轉讓  
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
10102101360129	24/09/2010	21/10/2010	LEGAL CHARGE	HANG SENG BANK LIMITED	\$1,429,920.00
13103000210108	17/10/2013	30/10/2013	RECEIPT ON DISCHARGE OF A CHARGE	-	-
13012201630147	15/09/2012	22/01/2013	CERTIFIED COPY OF DEATH CERTIFICATE	-	-
			備註 REMARKS: OF HO FAI "DECEASED"		
13102400620281	17/10/2013	24/10/2013	LEGAL CHARGE	HANG SENG BANK LIMITED	\$2,106,000.00

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 \*\*\*\*\*

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\*\*\*\*\* 登記冊末端 END OF REGISTER \*\*\*\*\*





RATING AND VALUATION DEPARTMENT  
PROPERTY INFORMATION ONLINE

差餉物業估價署「物業資訊網」

記錄編號  
Record No.: 1 / 1



估價編號

: 298-97503-5924-0G

Assessment No.

樓宇落成證明書發出日期

Completion Certificate issued on

: 13-Dec-2002

資料提供日期

: 25-Aug-2020

Date of Provision of Information

時間

Time : 22:19:32

面積對算值

1 平方米 = 10.764 平方呎  
Area Conversion Factor : 1 m<sup>2</sup> = 10.764 ft<sup>2</sup>

差餉物業估價署所提供的資料 Information provided by Rating and Valuation Department

交易參考編號

Transaction Reference Number:

RVD2008251961503

物業資訊網入伙文件  
對照編號

PIO Serial Number of Occupation Document: 900266

物業地址或名稱:

麗角門道56號

油蔴地

溢美閣(D座)

2樓 7號室

Address or description of tenement:

56 LEI YUE MUN RD

YAU CHUI COURT

YAT MEI HOUSE (BLK D)

2/F FLAT 7

供差餉或地租評估的物業類別

Property Type for Rates or Government Rent Purposes

房屋委員會轄下的屋者有其屋計劃  
Home Ownership Scheme under Housing Authority

實用面積

51.40 平方米 m<sup>2</sup>

\*\* 此物業的「實用面積」由房屋委員會提供。

The "Saleable Area" of this property is based on the area supplied by the Housing Authority.

面積資料最後更新日期

: 22-Mar-2011

Last Update Date of Floor Area Information

實用面積定義

Definition of Saleable Area

實用面積是指個別單位使用的樓面面積，包括露台、陽台、工作平台及其他類似設施，但不包括公用地方，如樓梯、升降機、入牆櫃、大廈及公用洗手間。實用面積是量度至外牆的樓面或共用牆的中線所包括的面積。露台、平台、天台、柱廊、閣樓、花園、前庭、天井、冷卻機房、冷卻機平台、花槽及單位並不包括在內。

重要通告 IMPORTANT NOTES

請注意：此項服務只為收回運作成本而提供。此項服務的收費只為收回運作成本，並不包括任何回報物業。由「物業資訊網」發放的材料，乃取自有關物業估價的物業資料庫，該資料庫主要提供估價及估租而設。此資料庫並不包括任何估價及估租以外的資料。除用作為估價及估租外，本網亦不能保證有關資料的準確性。由於屋內所有資料均屬估價及估租的用途，本網或本署員工毋須為引用此等資料作其他用途而導致任何損失負責。在此情況下，使用本「物業資訊網」系統的任何人士應好從正本文件及圖則查詢資料，如有需要，更應諮詢所屬專業人士的意見。

The charge for this enquiry service is purely aimed at recovering the operation cost and does not reflect any profit making element. Please note that the information released by the Property Information Online is extracted from the Rating and Valuation Department's property database which is primarily set up for rates and Government rent purposes. Such information is released for quick reference only. The Department in no way warrants the accuracy of the information for any purposes other than rates and Government rent assessments. Neither the Department nor any of its staff shall be responsible for or held responsible for any damages or loss caused by applying such information for any purposes other than rates and Government rent assessments. Users of this Property Information Online system are strongly advised to verify the information from the original documents and plans, and where necessary, consult their own professional advisers.