

**MEMORIAL of an instrument to be registered in the Land Registry
under the Land Registration Ordinance**

依據土地註冊條例在土地註冊處註冊的文書之註冊摘要

| | | | | | | | |
|---|--|--------------------------|--------------------------|-------------------------------------|--------------------------|------------------------------------|--------------------------|
| Solicitors Code of lodging firm 交付文書律師行的律師代號 | Please tick the appropriate box 請選擇合適方格 | | | | | Other (please specify) 其他 (請註明) | |
| | Registration Fee 註冊費用 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> |
| | \$210 | \$230 | \$450 | \$1000 | \$2000 | | |
| 00032801 | Nature and object of the instrument 文書的性質及目的 | | | | | | |
| Assignment (with plan) ✓ | | | | | | | |



註冊摘要編號
Memorial No.:
10110402330177

接獲日期
(日/月/年)
Received On
(DD/MM/YYYY):
04/11/2010

| | | |
|--|---|--|
| Premises affected by the instrument 受文書影響的處所 | Property Reference Number (if any) 物業參考編號(如有的話) | D1626743 ✓ |
| | Address (if applicable; including the address in the Chinese language, if known) 地址 (如適用, 包括所知悉的中文地址) | Flat 3 on 26th Floor of Block D, YAU CHUI COURT, KOWLOON. ✓ |
| | Undivided Shares (if any) 所佔的不分割份數(如有的話) | 57 / 405,368th ✓ |
| | Lot Number(s) 地段編號 | NEW KOWLOON INLAND LOT NO.6414 ✓ |

| | | | | |
|--|---|---|---|--|
| Date of instrument 文書日期 | 05 / 10 / 2010 Day 日 Month 月 Year 年 | Consideration 代價 | HK\$1,472,700.00 ✓ | |
| Names of parties (including the names in the Chinese language, if known) 各方的姓名或名稱(包括所知悉的中文姓名或名稱) | In case of change of ownership, please specify Identification Numbers of parties (Identity Card No./Travel Document No./Company No./etc.) 如涉及業權轉變, 請註明各方的身分識別號碼(身分證號碼、旅行證件號碼、公司編號等) | Status of parties (Assignor/ Assignee/etc.) 各方的身分(出讓人、受讓人等) | Respective shares in, and capacities in relation to, the premises 各方在處所的各別份數和身分 | |
| THE HONG KONG HOUSING AUTHORITY ✓ | Company Registration No.SO9000035 ✓ | the Vendor ✓ | - | |
| LO LAI CHING (盧麗清) and WONG CHI WAI (黃志煒) ✓ | Hong Kong Identity Card No(s).E413752(7) and K077324(7) ✓ | the Purchaser ✓ | as joint tenants ✓ | |
| Memorial number (including district code identifier, if applicable) of transaction satisfied 被償付的文書之註冊摘要編號 (包括地區標識代號, 如適用) | Nil ✓ | Stamp Office Instrument Reference No. 印花稅署文書編號 | 3-11-169366-0-0-8 ✓ | |
| | | Stamp Duty 印花稅 | \$ 100.00 ✓ | |

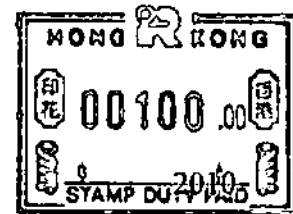
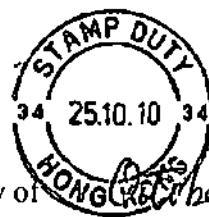
On this 21 day of October 2010, I (name) Shi Yat Ting Yvonne Deacons Hong Kong, Solicitor
於 20 年 月 日, 本人 (姓名) 的香港律師
of (name of solicitors firm) hereby certify that the foregoing Memorial contains a just and true account of the several particulars therein set forth as required by the Land Registration Regulations.
為 (律師行名稱) 在此核實上述註冊摘要, 是錄載其內所列各項詳細的確當真實敘述, 以符合《土地註冊規則》的規定。

LR 152A
1R 1A 23)

Hong Kong 香港

AMP

BP008977



THIS ASSIGNMENT is made the

5th

day of

BETWEEN

- (1) THE HONG KONG HOUSING AUTHORITY a body corporate established by virtue of Section 3 of the Housing Ordinance (Cap. 283) ("the Vendor") and
- (2) LO LAI CHING (盧麗清) and WONG CHI WAI (黃志煒) both of Flat No.3 on the 26th Floor of Block D of Yau Chui Court, Kowloon, Hong Kong ("the Purchaser").

1. In consideration of the sum of DOLLARS ONE MILLION FOUR HUNDRED SEVENTY TWO THOUSAND AND SEVEN HUNDRED Hong Kong Currency (HK\$1,472,700.00) paid by the Purchaser to the Vendor (receipt whereof is acknowledged) the Vendor as beneficial owner ASSIGNS to the Purchaser the property described in paragraph 1 of the Schedule hereto (the "Property") SUBJECT TO the exceptions and reservations set out in paragraph 1(b) of the Schedule hereto and SUBJECT TO AND WITH THE BENEFIT OF such easements and other appurtenant rights described in paragraphs 1(c) and 1(d) of the Schedule hereto TO HOLD the Property unto the Purchaser (in the event of the Purchaser being more than one person, as joint tenants) for the residue of the term created by the Government Lease referred to in paragraph 2 of the Schedule hereto (the "Lease") SUBJECT TO the payment of a due proportion of the yearly rent reserved by and the covenants conditions and provisos contained in the Lease and SUBJECT TO AND WITH THE BENEFIT OF the Deed of Cost Sharing referred to in paragraph 3 of the Schedule hereto, the Deed of Undertaking and Indemnity referred to in paragraph 4 of the Schedule hereto, the Deed of Mutual Covenant referred to in paragraph 5 of the Schedule hereto (the "Deed of Mutual Covenant") and the Memorandum of Subscription Television Distribution Network referred to in paragraph 6 of the Schedule hereto (collectively referred to as the "Deeds").

2. This Assignment is subject to the terms covenants and conditions contained in the Schedule to the Housing Ordinance (Cap. 283) and any amendments thereto.

3. The Purchaser HEREBY COVENANTS with the Vendor that the Purchaser will observe and perform the covenants terms and conditions by and in the Deeds reserved and contained and will indemnify the Vendor against all actions suits expenses claims and demands on account of or in respect of the non-observance or non-performance of the said covenants terms and conditions or any of them.



4. The Purchaser HEREBY COVENANTS with the Vendor that the Purchaser acknowledges the rights conferred on the Hong Kong Housing Authority (and its successors and assigns) under Clause 12 of Section III of the Deed of Mutual Covenant to the intent that such covenants shall bind the Property and the owner or owners thereof for the time being and other person or persons deriving title under the Purchaser (each and all of whom including the Purchaser is and are hereinafter included in the expression "the Covenanting Purchaser") and shall enure for the benefit of the Estate and be enforceable by the Hong Kong Housing Authority and its successors and assigns that :-

- (I) the Covenanting Purchaser confirms and acknowledges the covenants, rights, entitlements, exceptions and reservations granted and conferred on the Hong Kong Housing Authority and its successors and assigns under Clause 12 of Section III of the Deed of Mutual Covenant and the Covenanting Purchaser shall not do or permit anything to be done which will in any way affect or impede or hinder the exercise of the said rights by the Hong Kong Housing Authority and its successors and assigns;
- (II) the Covenanting Purchaser shall, if required by the Hong Kong Housing Authority and its successors and assigns, do everything necessary, including giving express consents in writing to the exercise of the said rights by the Hong Kong Housing Authority and its successors and assigns, to facilitate the exercise of the said rights by the Hong Kong Housing Authority and its successors and assigns;
- (III) the Covenanting Purchaser hereby expressly and irrevocably appoints the Hong Kong Housing Authority and its successors and assigns to be its attorney and grants unto the Hong Kong Housing Authority and its successors and assigns the full right power and authority to give all consents and to do all acts deeds matters and things and to execute sign seal and as the acts and deeds of the Covenanting Purchaser deliver such deeds and to sign such documents or instruments as may be necessary for the exercise of or incidental to the exercise of the rights conferred on the Hong Kong Housing Authority and its successors and assigns as aforesaid with the full power of delegation and the Covenanting Purchaser hereby further covenants to do all acts deeds matters and things and to execute sign seal and deliver such deed or deeds and to sign such documents or instruments as may be necessary to give effect to such appointment and grant; and
- (IV) the Covenanting Purchaser shall not sell or otherwise dispose of the Property

unless the sale or disposal of the Property is made subject to and on the conditions that the assignee thereof shall enter into the same binding covenants on terms similar in scope and extent as the covenants (I), (II) and (III) hereinbefore contained and this covenant (IV)

Provided That upon the Covenanting Purchaser complying with and performing the covenant (IV) hereinbefore contained, the Covenanting Purchaser shall not be liable for any breach of the covenants (I), (II) and (III) hereinbefore contained which may happen after the Covenanting Purchaser shall have sold or otherwise disposed of the Property in respect whereof such purchaser or assignee shall have entered into such covenants similar in scope and extent as the covenants (I), (II), (III) and (IV) hereinbefore contained.

5. In this Assignment (if the context permits or requires), (a) words importing a gender shall include every gender and words importing the singular shall include the plural and vice versa and (b) where the Purchaser include more than one person then all agreements and covenants (implied or expressed) on the part of the Purchaser shall be deemed to be made and given by such persons jointly and severally.

6. It is hereby agreed and declared by the parties hereto that the initial market value of the Property is DOLLARS TWO MILLION ONE HUNDRED SEVENTY SIX THOUSAND AND SIX HUNDRED Hong Kong Currency (HK\$2,176,600.00).

7. It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds HK\$2,000,000.00.

8. It is hereby agreed and declared by and between the parties hereto that the respective covenants by the Vendor and the Purchaser implied by the Conveyancing and Property Ordinance (Cap. 219) and the covenants herein contained shall be construed and shall take effect so far as they affect or relate to the Property but not further or otherwise.

IN WITNESS whereof the Vendor and the Purchaser have executed this Assignment the day and year first above written.

SCHEDULE

1. Property :-

(a) Lot number, sections, undivided shares, description and address :-

All THOSE 57 equal undivided 405,368th parts or shares of and in ALL THAT piece or parcel of ground registered in the Land Registry as NEW KOWLOON INLAND LOT NO.6414 (the "Land") and of and in the messuages erections and buildings thereon known at the date hereof as YAU TONG ESTATE (油 塘 邨), YAU CHUI COURT (油 翠 苑) and YAU TONG ESTATE REDEVELOPMENT PHASE 4 (the "Estate") together with the sole and exclusive right to hold use occupy and enjoy ALL THAT FLAT NO.3 on the TWENTY SIXTH FLOOR of BLOCK D of YAU CHUI COURT (油 翠 苑) of the Estate which said Flat for the purpose of identification only is shown coloured Pink on the plan annexed hereto.

(b) Exceptions and reservations :-

- (i) Subject to the exceptions and reservations as set out in the Lease.
- (ii) Excepting and reserving unto the Vendor its successors and assigns all the rights and privileges excepted and reserved unto the Vendor under the Deeds.
- (iii) Excepting and reserving unto the Vendor and its successors and assigns the sole and exclusive right to hold use occupy enjoy and the right to sell or dispose of all the other units (as defined in the Deed of Mutual Covenant) in the Estate (other than the Property).

(c) Easements and other appurtenant rights the benefits of which is assigned with the Property :-

All rights, rights of way, privileges, easements and appurtenances belonging or appertaining to the Property and such rights, rights of way, privileges and easements as contained in the Lease, in the Deeds and in any other instrument(s) registered in the Land Registry so far as the same affect the Property and are still subsisting and capable of taking effect.

(d) Easements and other appurtenant rights to which the Property is subject :-

All rights, rights of way, privileges and easements as contained in the Lease, in the Deeds and in any other instrument(s) registered in the Land Registry so far as the same affect the Property and are capable of taking effect and all subsisting rights, rights of way, privileges and easements to which the Property is subject.

2. Lease :-

- (a) Date : The 9th day of September 2009
- (b) Parties : THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION of the one part and THE HONG KONG HOUSING AUTHORITY of the other part
- (c) Term : For the term of fifty years commencing from the 9th day of September 2009
- (d) Lot No. : NEW KOWLOON INLAND LOT NO.6414

3. Deed of Cost Sharing

Deed of Cost Sharing dated the 29th day of October 2009 and made between (i) the Hong Kong Housing Authority (as the registered owner of the Land) of the first part, (ii) the Hong Kong Housing Authority, The Financial Secretary Incorporated and The Link Properties Limited (as the registered owners of the estate erected on New Kowloon Inland Lot No.6459) of the second part; and (iii) the Hong Kong Housing Authority (as the manager of the piece of land on which a school now known as Fukien Secondary School Affiliated School has been constructed and in operation) of the third part and registered in the Land Registry by Memorial No. 09103000760264.

4. Deed of Undertaking and Indemnity

Deed of Undertaking and Indemnity dated the 29th day of October 2009 and made between (i) the Hong Kong Housing Authority (as the registered owner of the Land) and (ii) the Hong Kong Housing Authority, The Financial Secretary Incorporated and The Link Properties Limited (as the registered owners of the estate erected on New Kowloon Inland Lot No. 6459) and registered in the Land Registry by Memorial No. 09103000760275.

5. Deed of Mutual Covenant :-

Deed of Mutual Covenant dated the 8th day of January 2010 and made between the Hong Kong Housing Authority and Lau Tak Fai and Lee Pui Yuen and registered in the Land Registry by Memorial No. 10020102160283.

6. Memorandum of Subscription Television Distribution Network :-

Memorandum dated the 21st day of September 2009 relating to the agreement made between the Hong Kong Housing Authority and Hong Kong Cable Television Limited (formerly known as Wharf Cable Limited) for the installation and maintenance of a subscription television distribution network.

SIGNED SEALED AND DELIVERED by)

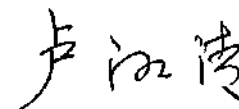
CHUNG Siu King)
Estate Surveyor)
Housing Department)

for and on behalf of the Vendor duly)
authorized under and by virtue of Section 10)
of the Housing Ordinance (Cap. 283) whose)
signature is verified by :-)



Wong Yiu Wai
Solicitor, Hong Kong SAR
Deacons

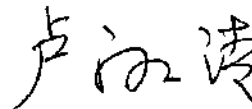
SIGNED SEALED AND DELIVERED by)
the Purchaser (having been identified by the)
production of Hong Kong Identity Card(s)))
in the presence of :-)



Lo Lai Ching
(Hong Kong Identity Card
No.E413752(7))



Wong Yiu Wai
Solicitor, Hong Kong SAR
Deacons



Lo Lai Ching, (Hong Kong
Identity Card NoE413752(7))
the lawful attorney of Wong Chi
Wai

INTERPRETED to the Purchaser by :-



Joanna Y.Y. Wong

Clerk to Deacons
Solicitors & Notaries, Hong Kong SAR

Dated the 5th day of October 2010

THE HONG KONG HOUSING AUTHORITY

to

LO LAI CHING and WONG CHI WAI

ASSIGNMENT

of

57 equal undivided 405,368th parts or shares of
and in NEW KOWLOON INLAND LOT
NO.6414 (Flat No.3 on the 26th Floor of Block D
of YAU CHUI COURT).



註冊摘要編號 Memorial No.:

10110402330177

本文書於2010年11月4日在土地註冊處
以上述註冊摘要編號註冊。

This instrument was registered in the
Land Registry by the above Memorial
No. on 04 November 2010.

Philip Chan

土地註冊處處長
Land Registrar

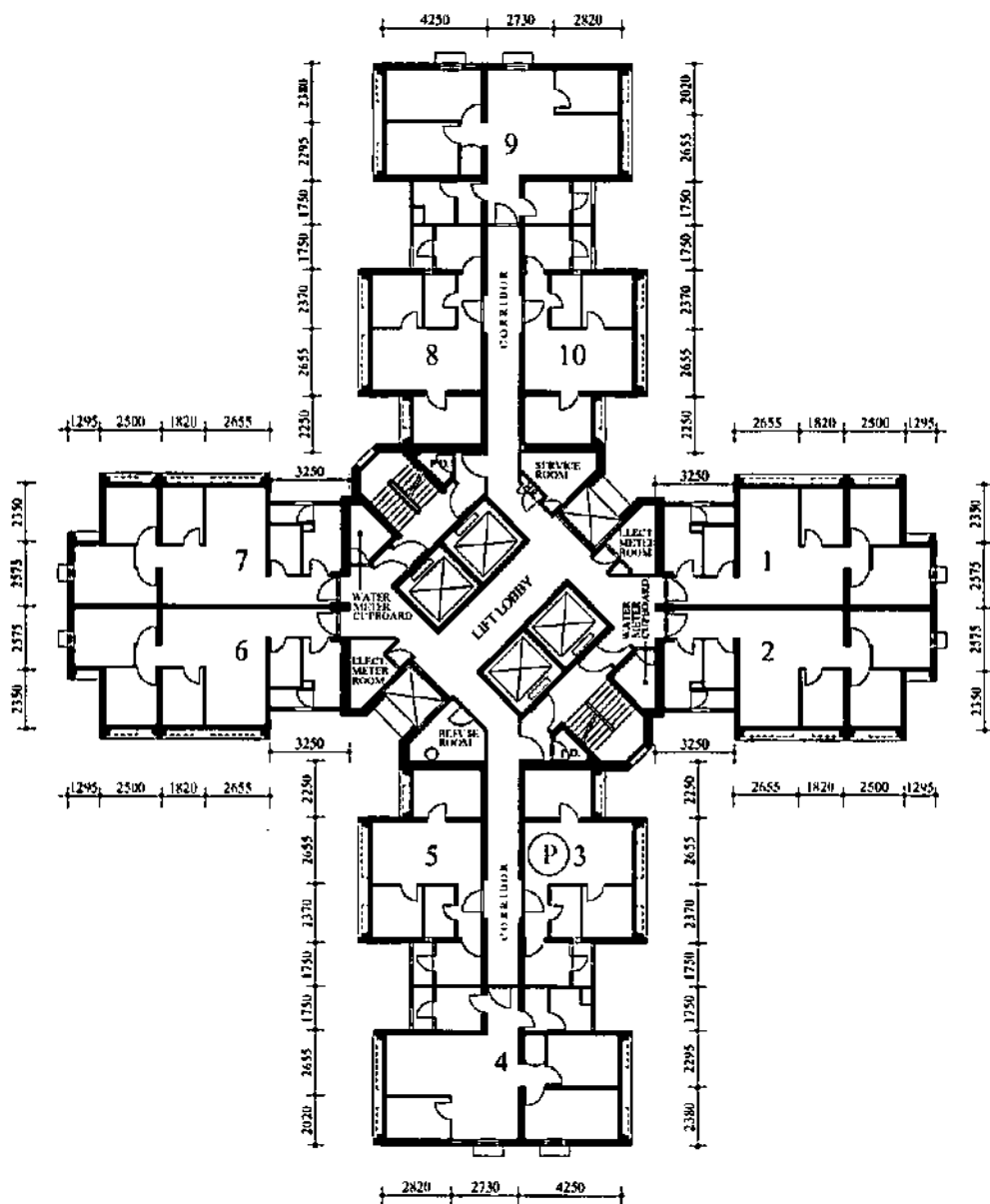
Deacons

5th Floor
Alexandra House
18 Chater Road
Central, Hong Kong
hongkong@deaconsllaw.com
www.deaconsllaw.com

Tel : +852 2825 9211

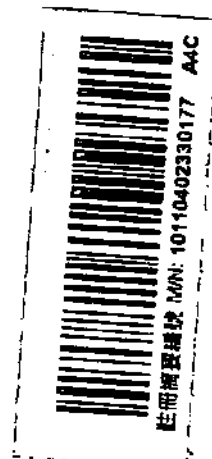
Fax : +852 2810 0431

LC:JC:175219/jo (C) 196437



Ⓟ = PINK

2ND TO 37TH FLOOR PLAN
BLOCK D
YAU CHUI COURT
NEW KOWLOON INLAND LOT NO. 6414



[Signature]
YUEN KWOK CHEUNG
RIBA ARAIA HKIA RA
AUTHORIZED PERSON (LIST 1)

**MEMORIAL of an instrument to be registered in the Land Registry
under the Land Registration Ordinance**

依據土地註冊條例在土地註冊處註冊的文書之註冊摘要



註冊摘要編號
Memorial No.:
14032402120030

接獲日期
(日/月/年)
Received On
(DD/MM/YYYY):
24/03/2014

| | | | | | | | |
|---|--------------------------|---|--------------------------------|---|---------------------------------|---------------------------------|------------------------------------|
| Solicitors Code of lodging firm 交付文書律師行的律師代號 00006001 | Registration Fee 註冊費用 | Please tick the appropriate box 請選擇合適方格 | | | | | Other (please specify) 其他 (請註明) |
| | | <input type="checkbox"/> \$210 | <input type="checkbox"/> \$230 | <input checked="" type="checkbox"/> \$450 | <input type="checkbox"/> \$1000 | <input type="checkbox"/> \$2000 | \$ |
| Nature and object of the instrument 文書的性質及目的 ASSIGNMENT | | | | | | | |

| |
|--|
| Property Reference Number (if any) 物業參考編號(如有的話) D1626743 |
|--|

| |
|---|
| Address (if applicable; including the address in the Chinese language, if known) 地址 (如適用, 包括所知悉的中文地址) Flat 3, 26th Floor, Block D, Yau Chui Court, Kowloon. |
|---|

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|--|
| Undivided Shares (if any) 所佔的不分割份數(如有的話) 57/405368 |
|--|

| |
|---|
| Lot Number(s) 地段編號 New Kowloon Inland Lot No.6414 |
|---|

| | | |
|----------------------------|---|---|
| Date of instrument 文書日期 | 17 / 03 / 2014 Day 日 Month 月 Year 年 | Consideration 代價 HK\$2,918,000.00 |
|----------------------------|---|---|

| Names of parties (including the names in the Chinese language, if known) 各方的姓名或名稱(包括所知悉的中文姓名或名稱) | In case of change of ownership, please specify Identification Numbers of parties (Identity Card No./Travel Document No./Company No./etc.) 如涉及業權轉變, 請註明各方的身分識別號碼(身分證號碼、旅行證件號碼、公司編號等) | Status of parties (Assignor/ Assignee/etc.) 各方的身分(出讓人、受讓人等) | Respective shares in, and capacities in relation to, the premises 各方在處所的各別份數和身分 |
|--|---|---|---|
| LO LAI CHING (盧麗清) WONG CHI WAI (黃志偉) KWONG PO YING (鄭寶瑩) | HKIC No.E413752(7) HKIC No.K077324(7) HKIC No.Z358743(7) | Vendor Purchaser | |

| | | |
|--|---|---------------------------------------|
| Memorial number (including district code) 14020601770025 Identifier, if applicable) of transaction estified 據交付的文書之註冊摘要編號 (包括地區標識代號, 如適用) 14020601770019 / | Stamp Office Instrument Reference No. 印花稅署文書參考編號 3-14-200344-0-0-3 | Stamp Duty 印花稅 \$ 43,770.00 |
|--|---|---------------------------------------|

On this 20 day of 03 2014 I (name) Raymond W.M. Cheung
於 2014 年 03 月 20 日, 本人 (姓名) Y.L. YEUNG & CO. Hong Kong, Solicitor
為 (律師行名稱) Y.L. YEUNG & CO. 的香港律師
hereby certify that the foregoing Memorial contains a just and true account of the several particulars therein set forth as required by the Land Registration Regulations.
在此核實上述註冊摘要, 是錄載其內所列各項詳情的確當真實敘述, 以符合《土地註冊規例》的規定。

Hong Kong 香港



稅務局
印花稅署
香港灣仔告士打道5號 稅務大樓3樓

電話號碼 Tel. No.: 2594 3202
傳真號碼 Fax No.: 2519 9025

INLAND REVENUE DEPARTMENT
STAMP OFFICE
3/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong.
網址 Web site: www.ird.gov.hk
電郵 E-mail: taxsdo@ird.gov.hk

印花證明書 STAMP CERTIFICATE

此印花證明書是按《印花稅條例》發出，具有與傳統印花相等的法律地位

*This stamp certificate is issued under the Stamp Duty Ordinance
and has the same legal status as conventional stamp*

(此證明書必須夾附於下列文書上，作為已加蓋印花的證明。 This certificate must be attached to the instrument shown below as evidence of stamping.)

文書編號 Instrument Ref. No.: 3-14-200344-0-0-3
文書性質 Nature of Instrument: 樓契 Assignment
文書簽立日期 Date of Instrument: 17/03/2014 (日 Day / 月 Month / 年 Year)
代價款額 Consideration: \$2,918,000.00
取得之權益 Interest acquired: 100.00%
物業地址 Property Address: Flat 3, 26/F, Block D
Yau Chui Court KL

有關人士姓名及身份
Name and capacity of parties:

賣方 Vendor(s):

- (1) LO LAI CHING
- (2) WONG CHI WAI

買方 Purchaser(s):

- (1) KWONG PO YING



茲證明上述文書已加蓋印花 / 簽註如下:

This is to certify that the above instrument is stamped / endorsed as below:

| | |
|---------------------------------|-------------------------------------|
| 印花證明書編號 Stamp Certificate No. | : 14-3-0350900-5 |
| 加蓋印花日期 Date of Stamping | : 21/03/2014 (日 Day/月 Month/年 Year) |
| 已付印花稅 Stamp Duty Paid | : \$43,770.00 |
| 已付額外印花稅 Special Stamp Duty Paid | : 不須繳付 / Not chargeable |
| 已付買家印花稅 Buyer's Stamp Duty Paid | : 不須繳付 / Not chargeable |
| 付款方式 Payment Method | : 支票 Cheque |



印花稅署署長 黃禮輝
WONG Kuen-fai
Collector of Stamp Revenue



THIS ASSIGNMENT is made the 17th day of March 2014

BETWEEN

- (1) LO LAI CHING (盧麗清) and WONG CHI WAI (黃志偉) both of Room 314, 3/F, Lai King Estate, Ming King House, Kowloon, (the Vendor”); and
- (2) KWONG PO YING (鄺寶瑩) of Flat 3, 26th Floor, Block D, Yau Chui Court, Kowloon (“the Purchaser”)

WHEREAS the Purchaser is a prescribed nominee within the definition set out in the Paragraph 1A of the Schedule to the Housing Ordinance (Cap.283), who is nominated by the Hong Kong Housing Authority to purchase the Property as hereinafter defined subject to the terms, covenants and conditions in the Schedule to the Housing Ordinance (Cap.283).

1. **IN CONSIDERATION** of the sum of **HONG KONG DOLLARS TWO MILLION NINE HUNDRED AND EIGHTEEN THOUSAND ONLY (HK\$2,918,000.00)** paid by the Purchaser to the Vendor (receipt whereof is acknowledged) the Vendor as Beneficial Owner and as Joint Tenants **ASSIGN** to the Purchaser the land described in the Schedule hereto (“the Property”) **TO HOLD** the same unto the Purchaser (in the event of the Purchaser being more than one person, as joint tenants) for the residue of the term of years created by the Government Lease referred to in the Schedule (“the Government Lease”) **SUBJECT** to the payment of the due proportion of the yearly Government rent reserved by and the covenants conditions and provisos contained in the Government Lease **AND SUBJECT** to and with the benefit of a Deed of Mutual Covenant and Deed of Grant as more

particularly described in the Schedule hereto ("the Deed of Mutual Covenant").

2. This Assignment is subject to the terms covenants and conditions (hereinafter called "the said terms covenants and conditions") contained in the Schedule to the Housing Ordinance (Cap.283) and any amendments thereto.

3. The Vendor so far as relates to the Property hereby covenants with the Purchaser that the Deed of Mutual Covenant is now good valid and subsisting and in no way becomes voidable and that the covenants terms and conditions contained in the Deed of Mutual Covenant have been observed and performed up to the date of this Assignment.

4. The Purchaser HEREBY COVENANTS with the Vendor that the Purchaser acknowledges the rights conferred on the Hong Kong Housing Authority (and its successors and assigns) under Clause 12 of Section III of the Deed of Mutual Covenant to the intent that such covenants shall bind the Property and the owner or owners thereof for the time being and other person or persons deriving title under the Purchaser (each and all of whom including the Purchaser is and are hereinafter included in the expression "the Covenanting Purchaser") and shall enure for the benefit of the Estate and be enforceable by the Hong Kong Housing Authority and its successors and assigns that :-

- (I) the Covenanting Purchaser confirms and acknowledges the covenants, rights, entitlements, exceptions and reservations granted and conferred on the Hong Kong Housing Authority and its successors and assigns under Clause 12 of Section III of the Deed of Mutual Covenant and the Covenanting Purchaser shall not do permit anything to be done which will in any way affect or

impede or hinder the exercise of the said rights by the Hong Kong Housing Authority and its successors and assigns;

- (II) the Covenantee Purchaser shall, if required by the Hong Kong Housing Authority and its successors and assigns, do everything necessary, including giving express consents in writing to the exercise of the said rights by the Hong Kong Housing Authority and its successors and assigns, to facilitate the exercise of said rights by the Hong Kong Housing Authority and its successors and assigns;
- (III) the Covenantee Purchaser hereby expressly and irrevocably appoints the Hong Kong Housing Authority and its successors and assigns to be its successors and assigns to be its attorney and grants unto the Hong Kong Housing Authority and its successors and assigns the full right power and authority to give all consents and to do all acts deeds matters and things and to execute sign seal and as the acts and deeds of the Covenantee Purchaser deliver such deeds and to sign such documents or instruments as may be necessary for the exercise of or incidental to the exercise of the rights conferred on the Hong Kong Housing Authority and its successors and assigns as aforesaid with the full power of delegation and the Covenantee Purchaser hereby further covenants to do all acts deeds matters and things and to execute sign seal and deliver such deed or deeds and to sign such documents or instruments as may be necessary to give effect to such appointment and grant; and
- (IV) the Covenantee Purchaser shall not sell or otherwise dispose of the Property unless the sale or disposal of the Property is made

subject to and on the conditions that the assignee thereof shall enter into the same binding covenants on terms similar in scope and extent as the covenants (I), (II) and (III) hereinbefore contained and this covenant (IV)

Provided That upon the Covenanting Purchaser complying with and performing the covenant (IV) hereinbefore contained, the Covenanting Purchaser shall not be liable for any breach of the covenants (I), (II) and (III) hereinbefore contained which may happen after the Covenanting Purchaser shall have sole or otherwise disposed of the Property in respect whereof such purchaser or assignee shall have entered into such covenants similar in scope and extent as the covenants (I), (II), (III) and (IV) hereinbefore contained.

5. In this Assignment (if the context permits or requires), (a) words importing a gender shall include every gender and words importing the singular shall include the plural and vice versa and (b) where the Purchaser include more than one person then all agreements and covenants (implied or expressed) on the part of the Purchaser shall be deemed to be made and given by such persons jointly and severally.

6. It is hereby agreed and declared by the parties hereto that the respective covenants by the Vendor and the Purchaser implied by the Conveyancing and Property Ordinance (Cap.219) shall be construed and shall take effect so far as they affect or relate to the Property but not further or otherwise.

7. It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds

HK\$3,000,000.00.

8. The Purchaser acknowledges that he is purchasing the Property subject to the liability for payment of premium as set out in paragraph 1 of the Schedule to the Housing Ordinance (Cap.283). The Vendor declares that for the purpose of calculation of the amount of premium under paragraph 1(b) of the Schedule to the Housing Ordinance, the Initial Market Value and the Purchase Price of the Property are specified in Assignment registered in the Land Registry Memorial No.10110402330177 as HK\$2,176,600.00 and HK\$1,472,700.00 respectively.

IN WITNESS whereof the parties hereto have hereunto set their respective hands and seals the day and year first above written.

THE SCHEDULE

1. The Property :-

(a) Description, address, lot number, sections, undivided shares, etc :-

ALL THOSE 57 equal undivided 405,368th parts or shares of and in ALL THAT piece or parcel of ground registered in the Land Registry as NEW KOWLOON INLAND LOT NO.6414 (the "Land") And of and in the messuages erections and buildings thereon forming part of the development known at the date hereof as YAU TONG ESTATE (油塘邨), YAU CHUI COURT (油翠苑) and YAU TONG ESTATE REDEVELOPMENT PHASE 4 ("the Estate") TOGETHER with the sole and exclusive right and privilege to hold use occupy and enjoy ALL THAT FLAT NO.3 on the TWENTY SIXTH FLOOR of BLOCK D of YAU CHUI COURT (油翠苑) of the Estate which said Flat for the purpose of identification only is shown coloured Pink on the Plan annexed to an Assignment registered in the Land Registry by Memorial No.10110402330177 ("the Assignment").

(b) Exceptions and Reservations, etc. :-

- (i) Subject to the exceptions and reservations as set out in the Lease.
- (ii) Exception and reserving unto the Vendor its successors and assigns all the rights and privileges excepted and reserved unto the Vendor under the Deeds.
- (ii) Excepting and reserving unto the Vendor and its successors and assigns the sole and exclusive right to hold use occupy enjoy and the right to sell or dispose of all the other units (as defined in the Deed of Mutual Covenant) in the Estate (other than the Property).

(c) Easements and other appurtenant rights the benefits of which is assigned with

the Property:-

All rights, rights of way, privileges, easements and appurtenances belonging or appertaining to the Property and such rights, rights of way, privileges and easements as contained in the Lease, in the Deeds and in any other instrument(s) registered in the Land Registry so far as the same affect the Property and are still subsisting and capable of taking effect.

2. The Government Lease :-

- (a) Date : the 9th day of September 2009.
- (b) Parties : The Government of the Hong Kong Special Administrative Region of the one part and The Hong Kong Housing Authority of the other part.
- (c) Term : For the term of fifty years commencing from the 9th day of September 2009.
- (d) Lot number : New Kowloon Inland Lot No.6414.

3. Deed of Costs Sharing:-

Deed of Cost Sharing dated the 29th day of October 2009 and made between (i) the Hong Kong Housing Authority (as the registered owner of the Land) of the first part, (ii) the Hong Kong Housing Authority, The Financial Secretary Incorporated and The Link Properties Limited (as the registered owners of the estate erected on New Kowloon Inland Lot No.6459) of the second part; and (iii) the Hong Kong Housing Authority (as the manager of the piece of land on which a school now known as Fukien Secondary School Affiliated School has been constructed and in operation) of the third part and registered in the Land Registry by Memorial No.09103000760264.

4. Deed of Undertaking and Indemnity

Deed of Undertaking and Indemnity dated the 29th day of October 2009 and made between (i) the Hong Kong Housing Authority (as the registered owner of the Land) and (ii) the Hong Kong Housing Authority, The Financial Secretary Incorporated and The Link Properties Limited (as the registered owners of estate erected on New Kowloon Inland Lot No.6459) and registered in the Land Registry by Memorial No.09103000760275.

5. Deed of Mutual Covenant :-

Deed of Mutual Covenant dated the 8th day of January 2010 and made between the Hong Kong Housing Authority and Lau Tak Fai and Lee Pui Yuen and registered in the Land Registry by Memorial No.10020102160283.

6. Memorandum of Subscription Television Distribution Network :-

Memorandum dated the 21st day of September 2009 relating to the agreement made between the Hong Kong Housing Authority and Hong Kong Cable Television Limited (formerly known as Wharf Cable Limited) for the installation and maintenance of a subscription television distribution network.

SIGNED SEALED AND DELIVERED by)
)
Lo Lai Ching, the lawful attorney of Wong)
)
Chi Wai (who having been identified by)
)
production of her Hong Kong Identity Card)
)
No. E413752(7)) in the presence of :-)

卢以清

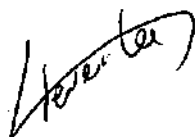
卢以清



LEE WAI TAK

Clerk to Messrs. Tam, Pun & Yipp
Solicitors, Hong Kong, SAR

INTERPRETED to the Vendor by: -



LEE WAI TAK

Clerk to Messrs. Tam, Pun & Yipp
Solicitors, Hong Kong, SAR

I hereby verify the signature of

LEE WAI TAK



YUEN SING CHUEN
SOLICITOR, HONG KONG SAR
MESSRS. TAM, PUN & YIPP

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INTERPRETED to the Purchaser by :-

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Dated the 17th day of March 2014

ASSIGNMENT

*****  註冊摘要編號 Memorial No.: *****
14032402120030

本文書於2014年3月24日在土地註冊處
以上述註冊摘要編號註冊。

This instrument was registered in the
Land Registry by the above Memorial
No. on 24 March 2014.


土地註冊處處長
Land Registrar

**MESSRS. Y. L. YEUNG & CO.
SOLICITORS**

18th Floor, EIB Centre
Nos.40-44 Bonham Strand
Sheung Wan
Hong Kong

Tel : 2852 2217 Fax : 2161 1017

Our Ref.: 42694/14/YLY-am