

土地註冊處 **THE LAND REGISTRY**

土地登記冊 **LAND REGISTER**

印製編號 PRINT CONTROL: ESN210925002648

印製於 PRINTED AT: INTERNET SEARCH (E-MAIL)

查冊日期及時間 SEARCH DATE AND TIME: 25/09/2021 13:30

查冊者姓名 NAME OF SEARCHER: Leo

查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 25/09/2021 07:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 25/09/2021.

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): B1707654

地段編號

LOT NO.: TAI PO TOWN LOT NO. 19

批約 HELD UNDER: NEW GRANT NO.12042

年期 LEASE TERM: 99 YEARS

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

每年地稅 RENT PER ANNUM: \$1,100.00

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所佔地段份數

SHARE OF THE LOT: 90/60000

ADDRESS: FLAT H ON 7/F OF TOWER 17
TAI PO CENTRE (PHASE 5)
NO.6 ON PONG ROAD
TAI PO NEW TERRITORIES

地址: 中文地址不詳

備註

REMARKS: -

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 |
|-----------------------|--|------------------------------|-------------------------------|---------------------------------|---------------------|
| TANG KIN SANG | JOINT TENANT | 10062501460230 ASSIGNMENT | 31/05/2010 | 25/06/2010 | \$3,325,000.00 |
| 鄧健生 | | | | | |
| LO MEI PO 羅美寶 | JOINT TENANT | | | | |

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INCUMBRANCES

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|------------------------|-------------------------------|---------------------------------|---|---------------------------------------|---------------------|
| TP238262 | 17/12/1985 | 11/01/1986 | LETTER WITH CAR-PARK LAYOUT PLAN | - | - |
| | | | | - | |
| TP239922 | 27/01/1986 | 25/02/1986 | UNDERTAKING | - | - |
| | | | | - | |
| TP242252 | 25/03/1986 | 24/04/1986 | DECLARATION OF WINTSON CHU KA SUN | - | - |
| | | | | - | |
| TP242355 | 21/03/1986 | 26/04/1986 | SUBORDINATION AGREEMENT | BENESA COMPANY LIMITED | - |
| | | | | - | |
| | | | | MANFIELD BUILDING CONTRACTORS LIMITED | |
| | | | | - | |
| TP242356 | 21/03/1986 | 26/04/1986 | GUARANTEE | - | - |
| | | | | - | |
| TP242357 | 21/03/1986 | 26/04/1986 | LOAN AGREEMENT | SUN HUNG KAI PROPERTIES LIMITED | - |
| | | | | - | |
| | | | 備註 REMARKS: BY BENESA COMPANY LIMITED | | |
| TP246518 | 04/04/1986 | 29/05/1986 | MODIFICATION LETTER | - | - |
| | | | | - | |
| | | | 備註 REMARKS: FROM DISTRICT LANDS OFFICER, TAI PO | | |
| TP248255 | 14/05/1986 | 25/06/1986 | AGREEMENT FOR SALE AND PURCHASE WITH PLAN | CHAN FONG | \$423,000.00 |
| | | | | - | |

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|------------------------|-------------------------------|---------------------------------|---|---|---------------------|
| | | | | CHAN MAI CHEE - (JOINT TENANTS) - 備註 REMARKS: SEE ASSIGNMENT M/N 268349 | |
| TP251900 | 08/05/1986 | 16/08/1986 | UNDERTAKING - 備註 REMARKS: BY BENESA COMPANY LIMITED | - - | - |
| TP259110 | 22/11/1986 | 05/12/1986 | LETTER WITH CERTIFIED TRUE COPY OF AMENDED CARPARK LAYOUT PLANS - | - | - |
| TP261708 | 06/01/1987 | 02/02/1987 | MODIFICATION LETTER WITH PLANS - 備註 REMARKS: FROM DISTRICT LANDS OFFICER, TAI PO | - | - |
| TP262659 | 13/02/1987 | 02/03/1987 | MODIFICATION LETTER - 備註 REMARKS: FROM DISTRICT LANDS OFFICER, TAI PO | - | - |
| TP262660 | 24/02/1987 | 02/03/1987 | UNDERTAKING - | - | - |
| TP262661 | 24/02/1987 | 02/03/1987 | DEED OF GUARANTEE - | - | - |

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|--|-------------------------------|---------------------------------|--|----------------------|---------------------|
| TP262662 | 24/02/1987 | 02/03/1987 | UNDERTAKING | - | - |
| TP262663 | 24/02/1987 | 02/03/1987 | UNDERTAKING | - | - |
| TP263247 | 06/03/1987 | 20/03/1987 | OCCUPATION PERMIT (PERMIT NUMBER NT 32/87) | - | - |
| TP263522 | 20/03/1987 | 26/03/1987 | LETTER OF COMPLIANCE | - | - |
| 備註 REMARKS: FROM DISTRICT LANDS OFFICE, TAI PO | | | | | |
| TP264338 | 23/03/1987 | 23/04/1987 | DEED OF GRANT FOR EASEMENT | - | - |
| TP264790 | 23/03/1987 | 28/04/1987 | DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT | - | - |
| TP622436 | 13/01/2000 | 11/02/2000 | AGREEMENT FOR SALE AND PURCHASE | LEUNG YUN FONG | \$2,420,000.00 |
| 備註 REMARKS: SEE ASSIGNMENT M/N 625381 | | | | | |

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|------------------------|-------------------------------|---------------------------------|--|--|------------------------|
| TP625382 | 23/02/2000 | 22/03/2000 | MORTGAGE | HANG SENG BANK LIMITED AS AGENT FOR AND ON BEHALF OF THE HONG KONG HOUSING AUTHORITY AND HANG SENG BANK LIMITED - 備註 REMARKS: THE CONSIDERATION ARE \$500000 HKHA LOAN AND \$1694000 BANK LOAN | - |
| TP671896 | 28/08/2001 | 26/09/2001 | DEED OF TRANSFER | THE HONG KONG MORTGAGE CORPORATION LIMITED - 備註 REMARKS: BY THE HONG KONG HOUSING AUTHORITY | \$351,330,064.27 (PT.) |
| TP700083 | 30/12/2002 | 13/03/2003 | A SEALED COPY OF BANKRUPTCY ORDER ON DEBTOR'S PETITION | LEUNG YUN FONG "BANKRUPT" - THE OFFICIAL RECEIVER AND RECEIVER OF THE PROPERTY OF LEUNG YUN FONG "RECEIVER OF THE PROPERTY OF LEUNG YUN FONG" - 備註 REMARKS: IN BANKRUPTCY PROCEEDINGS NO.20652 OF 2002 | - |
| 06053001090057 | 02/05/2006 | 30/05/2006 | AGREEMENT FOR SALE AND PURCHASE | TANG HAU CHUEN 鄧孝存 備註 REMARKS: BY HANG SENG BANK LIMITED AS AGENT FOR AND ON BEHALF OF THE HONG KONG MORTGAGE CORPORATION LIMITED AND HANG SENG BANK LIMITED SEE ASSIGNMENT MEM. NO. 06062800730051 | \$2,108,000.00 |

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|------------------------|-------------------------------|---------------------------------|------------------------------------|--|---------------------|
| 10051202420303 | 24/04/2010 | 12/05/2010 | AGREEMENT FOR SALE AND PURCHASE | TANG KIN SANG 鄧健生 (JOINT TENANT) LO MEI PO 羅美寶 (JOINT TENANT) 備註 REMARKS: SEE ASSIGNMENT MEM. NO. 10062501460230 | \$3,325,000.00 |
| 10062501460240 | 31/05/2010 | 25/06/2010 | MORTGAGE | BANK OF CHINA (HONG KONG) LIMITED - | 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 ***** | | | | | |

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***** 登記冊末端 END OF REGISTER *****