

土地註冊處 **THE LAND REGISTRY**

土地登記冊 **LAND REGISTER**

印製編號 PRINT CONTROL: ESN250317009488

印製於 PRINTED AT: INTERNET SEARCH (E-MAIL)
查冊日期及時間 SEARCH DATE AND TIME: 17/03/2025 12:55
查冊者姓名/名稱 NAME OF SEARCHER: FUNG LOK MAN
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 17/03/2025 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 17/03/2025.

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): D0454405

地段編號

LOT NO.: TAI PO TOWN LOT NO. 189

批約 HELD UNDER: GOVERNMENT LEASE

年期 LEASE TERM: 50 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 14/10/2005

每年地稅 RENT PER ANNUM: -

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所佔地段份數

SHARE OF THE LOT: 48/330620

ADDRESS: FLAT NO.14 ON 8TH FLOOR
(INCLUDING THE PLANTERS/PLANTER BOXES
APPERTAINING THERETO AND HELD THEREWITH)
SHIN MEI HOUSE (BLOCK 5) OF FU SHIN ESTATE
NO.12 ON PO ROAD
TAI PO
NEW TERRITORIES

地址: 新界
大埔
安埔路 12 號
富善邨善美樓 (第 5 座)
8 字樓 14 室
(包括附屬花槽/花槽架)

備註

REMARKS: THE ANNUAL RENT IS 3% OF THE RATEABLE VALUE FROM TIME TO TIME OF THE LOT (TPTL 189)

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
TO NICHOLAS	EXECUTOR	24120300170535 PROBATE	05/11/2024	03/12/2024	-

杜煒軒

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物業涉及的輓轡
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
05120202540093	08/11/2005	02/12/2005	DEED OF COST SHARING WITH PLAN	-	-
			備註 REMARKS: FOR LOTS AND PREMISES AFFECTED SEE MEMORIAL		
06010700960021	30/12/2005	07/01/2006	DEED OF GRANT OF RIGHTS & EASEMENTS WITH PLAN	-	-
06010700960037	30/12/2005	07/01/2006	DEED OF MUTUAL COVENANT WITH PLANS	-	-
06012702900084	03/12/2004	27/01/2006	CERTIFIED TRUE COPY BLOCK WAIVER LETTER (RE: SURPLUS CAR PARKING SPACES OF FU SHIN ESTATE)	-	-
			備註 REMARKS: FROM LANDS DEPARTMENT HEADQUARTERS		
11101300470159	26/09/2011	13/10/2011	LEGAL CHARGE	THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED	\$220,000.00
				-	

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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
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***** 無 NIL *****

***** 登記冊末端 END OF REGISTER *****

[LSS-INS12-V241024]