

## 考考你（練習一）：



### 找出和討論土地查冊（例子1） 的問題轉轄

- 法定押記 / 按揭？
- 根據《刑事罪行條例》第145A 所發出的通知書？
- 禁止處理資產限制令？
- 建築命令？



地產代理監管局  
ESTATE AGENTS AUTHORITY

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

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)  
查冊日期及時間 SEARCH DATE AND TIME: 14/12/2022 12:09  
查冊者姓名 NAME OF SEARCHER: Estate Agents Authority  
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 14/12/2022 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 14/12/2022.

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): A4036377  
地段編號  
LOT NO.: THE REMAINING PORTION OF KOWLOON INLAND LOT NO. 2450  
批約 HELD UNDER: GOVERNMENT LEASE  
年期 LEASE TERM: 75 YEARS RENEWABLE FOR 75 YEARS  
開始日期 COMMENCEMENT OF LEASE: 07/04/1931  
TERM:  
每年地稅 RENT PER ANNUM: \$53,302.00  
所佔地段份數  
SHARE OF THE LOT: 1/48  
ADDRESS: 9TH FLOOR  
NO.162 FA YUE STREET  
KOWLOON  
地址: 中文地址不詳  
備註  
REMARKS: NEW RENT UNDER GOV'T LEASES ORDINANCE FROM 7.4.2006 IS \$1290 P.A. (P. 7708)

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
TAI CHEUNG CONSTRUCTION CO., LTD.		UB317886	15/06/1960	24/06/1960	\$72,000.00
-		備註	REMARKS: ASSIGNMENT OF KIL 2450		
LAI MIN SHUN		UB440892	25/05/1964	17/06/1964	\$29,000.00
-		備註	REMARKS: ASSIGNMENT WITH PLAN		
ART KOTA INVESTMENTS LIMITED		UB4502057	02/07/1990	07/08/1990	\$530,000.00
-					
LO CHUI SEUN	JOINT TENANT	UB4564265	03/09/1990	05/10/1990	\$655,000.00
-					
MAN YIN HIN	JOINT TENANT				
-					
YUEN HUNG NGA	JOINT TENANT	UB7363324	25/11/1997	10/12/1997	\$1,650,000.00
-					
TANG CHIN	JOINT TENANT				
-					

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
UB402007	12/06/1963	26/06/1963	DEED OF MUTUAL COVENANT	-	-
UB821640	20/07/1971	05/08/1971	COLLATERAL MORTGAGE	THE WING ON BANK LIMITED	-
UB2337764	09/11/1982	16/11/1982	REASSIGNMENT	-	-
UB4431902	09/05/1990	31/05/1990	AGREEMENT FOR SALE AND PURCHASE	LO WAI CHARM	\$495,000.00
			備註	REMARKS: SEE ASSIGNMENT MEM.NO.4502057	
UB4431903	25/05/1990	31/05/1990	AGREEMENT FOR SUB-SALE AND PURCHASE BY LO WAI CHARM	ART KOTA INVESTMENTS LIMITED	\$530,000.00
			備註	REMARKS: SEE ASSIGNMENT MEM.NO.4502057	
UB4564266	03/09/1990	05/10/1990	LEGAL CHARGE	THE BANK OF EAST ASIA LIMITED	\$350,000.00
UB5967117	31/03/1994	08/04/1994	RECEIPT ON DISCHARGE OF A CHARGE	-	-
UB6258602	28/02/1995	10/04/1995	ORDER NO. D 46/K/95/P2 UNDER SEC. 26 OF THE BUILDINGS ORDINANCE	-	-
			備註	REMARKS: BY THE BUILDING AUTHORITY	
UB6436943	19/08/1995	03/11/1995	LETTER OF COMPLIANCE	-	-
UB6792712	03/10/1996	25/10/1996	NOTICE UNDER SECTION 145A(2) OF THE CRIMES ORDINANCE (CHAPTER 200)	-	-
			備註	REMARKS: BY THE MAGISTRATE	

UB6983744	12/03/1997	21/03/1997	CLOSURE ORDER UNDER SECTION 153B OF THE CRIMES ORDINANCE (CHAPTER 200)	-	-
			備註 REMARKS: BY THE MAGISTRATE		
UB7334228	22/10/1997	14/11/1997	AGREEMENT FOR SALE AND PURCHASE	YUEN HUNG NGA - TANG CHIN - (JOINT TENANTS) -	\$1,650,000.00
			備註 REMARKS: SEE ASSIGNMENT MEM. NO. 7363324		
UB7363325	25/11/1997	10/12/1997	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED -	-
			備註 REMARKS: THE CONSIDERATION IS ALL MONEYS		
UB8374079	20/04/2001	07/05/2001	RELEASE	-	-
UB8996120	30/07/2003	01/09/2003	ORDER NO.DR00530/K/03/TCW/TF UNDER S.28(3) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: BY THE BUILDING AUTHORITY (RE: COMMON DRAINS ONLY)		
UB9135726	06/01/2004	18/02/2004	LETTER OF COMPLIANCE	-	-
14121900720469	29/11/2014	19/12/2014	ORDER NO. CSD/TA/005353/14/K BY THE BUILDING AUTHORITY UNDER SECTION 24(1) OF THE BUILDINGS ORDINANCE	-	-
15030800570190	29/11/2014	08/03/2015	ORDER NO. CSD/TA/005354/14/K BY THE BUILDING AUTHORITY UNDER SECTION 24(1) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE : COMMON PART(S)		

**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 \*\*\*\*\*



Memorial No. : UB6792712

Received on : 25 October 1996

MEMORIAL of an instrument to be registered in the Land Registry/ New Territories Land Registry under the Land Registration Ordinance.				FOR LAND REGISTRY USE ONLY
Solicitors Code 444	Stamp Office No.	Stamp Duty \$	Serial No. <i>8</i>	
Date of instrument	3rd October, 1996			Reg. Fee \$ <i>Waived</i>
Nature and object of the instrument	Notice No. : -- Case No. : NKC 6984/96 Notice by the Magistrate under Section 145A(2) of the Crimes Ordinance (Chapter 200)			Nature of Instrument Code <i>99</i>
Consideration	Nil			Consideration Code
Memorial number of transaction satisfied [Regs. 6(1)(f) and 6(2)(f)]	Nil			
Names of parties	Hong Kong Identity Card/Company Registration/Other Identification (please specify) Numbers* (in case of change of ownership)	Status of parties (Assignor/ Assignee/etc.)	Their respective shares in, and capacities in relation to, the premises	Capacity Code
The Magistrate				
Premises affected by the instrument	Undivided Share (if any) : 1/48			
	Lot No. : THE REMAINING PORTION OF KOWLOON INLAND LOT NO. 2450			
	Address : (if applicable) <i>For address</i>			
	Block	Flat	Floor	Premises No.
			9th	162
	Street Name Fa Yue Street,			
	(BK/KIn/NE)*			

Certified on this 23rd day of October, 19 96 that the foregoing Memorial contains a just and true account of the several particulars therein set forth as required by the Land Registration Regulations.

*Principal*

*IR*

*[Signature]*  
*[Signature]*  
*[Signature]*  
(CHEUNG Wing-tat)  
for Land Registrar

/st

Note : If space is insufficient, please show particulars on a separate sheet, make reference and staple the sheet onto this form.

2000/2



DOC

FORM 1

CRIMES ORDINANCE

CAP. 200

s.145A(2)

NOTICE

Notice No. :

Case No. : NKC 6984/96.

To : The Land Officer/Director of Marine\*  
Registrar

Flat :                      Floor :                      Block :                      /Vessel\* :  
 House No. : 9/F 162 FAYUE ST,  
 Street Name :                      District :  
 Building name :                      Lot No.

NOTICE is hereby given pursuant to section 145A(2) of the Crimes Ordinance (Cap. 200) that M/53 IP Kam has/have been ~~\*convicted/acquitted/~~ successfully appealed against a conviction/for an offence under section \*139, 143, 144, 145, of the ordinance in relation to the \*above premises/part of the above premises/vessel, as shown coloured \_\_\_\_\_ the attached plan on the 3<sup>rd</sup> day of Oct 19 96.

Dated this 3<sup>rd</sup> day of Oct 19 96.

(Magistrate) D.L. Duggan

REGISTERED in the Land Registry  
 by Memorial No. UB6792712  
 on 25 October 1996

\* Delete where inappropriate

for Land Registrar



Memorial No. : 6983744

Received on : 21 March 1997

MEMORIAL of an instrument to be registered in the Land Registry/ ..... New Territories Land Registry under the Land Registration Ordinance.				FOR LAND REGISTRY USE ONLY
Solicitors Code 444	Stamp Office No.	Stamp Duty \$	Serial No. -	
Date of instrument	12th March 1997			Reg. Fee \$ <i>Waived</i>
Nature and object of the instrument	Writ No. NK 1330/97 Case No. NKC 3562/96 & NKC 6984/96 CLOSURE ORDER by the Magistrate under section 153B of the Crimes Ordinance (Chapter 200)			Nature of Instrument Code  99
Consideration	Nil			Consideration Code
Memorial number of transaction satisfied [Regs. 6(1)(f) and 6(2)(f)]	Nil			
Names of parties	Hong Kong Identity Card/Company Registration/Other Identification (please specify) Numbers* (in case of change of ownership)	Status of parties (Assignor/ Assignee/etc.)	Their respective shares in, and capacities in relation to, the premises	Capacity Code
The Magistrate				
Premises affected by the instrument	Undivided Share (if any): 1/48			
	Lot No.: THE REMAINING PORTION OF KOWLOON INLAND LOT NO. 245 0			
	Address: (if applicable) <span style="float: right;"><i>by address</i></span>			
	Block	Flat	Floor	Premises No.
			9th	162
	Street Name Fa Yue Street,			
(HK/KIn/XX)*				

Certified on this 20th day of March 19 97 that the foregoing Memorial contains a just and true account of the several particulars therein set forth as required by the Land Registration Regulations.

*Priority pl.*

*[Signature]*

(LEE Chi-shing)  
for Land Registrar

Note: If space is insufficient, please show particulars on a separate sheet, make reference and staple the sheet onto this form.  
\*: Delete whichever is inapplicable



DOC

FORM 4  
CRIMES ORDINANCE  
CAP 200  
s.153B  
CLOSURE ORDER

Case

WRIT NO. : NKC 3562/96  
WRIT NKC 6984/96  
CASE NO. : NK1330/97

432  
(2)

HONG KONG IN THE MAGISTRATES COURT AT North Kowloon

WHEREAS Male NG [redacted] of Block B, 10th Floor, No. [redacted] Shanghai Street, Kowloon.

was on the 23rd day of May 1996, convicted of an offence under Section 139/~~143/144/145~~ of the Crimes Ordinance, Cap. 200 in relation to a place or premises known as

9/F, No. 162 Fa Yue Street, Kowloon.

(Case No. : NKC 3562/96 )

AND WHEREAS a notice complying with S.153(4) of this Ordinance was within two weeks of the said conviction affixed to a conspicuous part of the premises or place to which that conviction related AND was published in one English language and one Chinese language newspaper in Hong Kong.

AND WHEREAS Male IP Kam of Sixth Floor, No. 125 [redacted] Street, Kowloon.

was on the 3rd day of October 1996, convicted of an offence under Section 139/~~143/144/145~~ of the Crimes Ordinance, Cap.200 in respect of the whole or a part of the said premises or place known as

9/F, No. 162 Fa Yue Street, Kowloon.

(Case No. : NKC 6984/96 )

REGISTERED in the Land Registry  
by Memorial No. 6983744  
on 21 March 1997

for Land Registrar

AND the court BEING SATISFIED that the second said offence was committed within a period beginning four months after and ending sixteen months after the first said conviction.

THE COURT STATES that the premises are to be closed for six months and that any person who enters or is in the premises after they have been closed or who, without lawful authority or reasonable excuse, interferes with anything used to close the premises commits an offences.

IT IS HEREBY ORDERED that the said premises

9/F, No. 162 Fa Yue Street, Kowloon.

be and remain closed for a period of six months.

AND THE COURT FURTHER STATES that any person who is a mortgagee or chargee of the premises or who would, if the premises were not closed :-

- (i) been titled or permitted to occupy or possess the premises; or
- (ii) be the immediate landlord of the occupier of the premises,

may, in accordance with Section 133I of the Crimes Ordinance, Cap. 200, apply for this Order to be suspended.

Dated the \_\_\_\_\_ day of **12 MAR 1997** 1996.



*M. C. Jenkins*  
M.C. Jenkins

CERTIFIED TRUE COPY

MAGISTRATE

12 MAR 1997

*LAM Fei-hung*

LAM Fei-hung  
p. First Clerk,

North Kowloon Magistracy.

C2-(FORM)-CLOSURE



## 考考你（練習二）：



### 找出和討論土地查冊（例子2）的問題轉轄

- 法定押記 / 按揭？
- 建築命令？
- 押記備忘錄？
- 禁止處理資產限制令？
- 蓋印傳訊令狀 / 原訴傳票？
- 押記令？
- 未獲履行的買賣合約？



地產代理監管局  
ESTATE AGENTS AUTHORITY

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

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)  
查冊日期及時間 SEARCH DATE AND TIME: 11/01/2023 17:13  
查冊者姓名 NAME OF SEARCHER: Li  
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 11/01/2023 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 11/01/2023.

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.

物業資料

PROPERTY PARTICULARS

物業參考編號

PROPERTY REFERENCE NUMBER (PRN): C5063355

地段編號

LOT NO.: SUB-SECTION 268 OF SECTION G AND THE EXTENSION THERETO  
OF LOT NO. 5776 IN D.D.105

批約 HELD UNDER: NEW GRANT NO. 3376  
年期 LEASE TERM: 99 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898  
每年地稅 RENT PER ANNUM: -

所佔地段份數

SHARE OF THE LOT: -

ADDRESS: NO. 3 11TH STREET SECTION G  
FANTASTIC VIEW GARDEN  
TUEN MUN  
NEW TERRITORIES

地址: -

備註

REMARKS: THE RENT IS \$2000 P.A. (LOT NO.5776 IN DD105) & \$1000 P.A. (EXTENSION TO S.G OF LOT NO. 5776 IN DD105)  
ACCORDING TO THE FIRST ASSIGNMENT M/N 493519, THE LOT DESCRIPTION IS SS.268 OF S.G OF LOT NO.5776 IN DD105 ONLY.  
AN EXTENSION LETTER DATED 21.8.1987 REGISTERED BY M/N 551250 ON 30.10.1990

1

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
METROPOLIS DEVELOPMENT COMPANY LIMITED		-	-	-	-
					備註 REMARKS: NEW GRANT NO. 3376 OF LOT NO. 5776 IN DD105
PETER CHOW		TM493519	11/10/1988	10/11/1988	\$780,700.00
					備註 REMARKS: WITH PLANS
JOHN WONG		TM862524	05/05/1997	10/06/1997	\$4,980,000.00
WILLIAM CHIU	JOINT TENANT	TM1096547	28/09/2001	30/10/2001	\$2,850,000.00
ALICE KEUNG	JOINT TENANT				
					備註 REMARKS: IN EXERCISE OF THE POWER OF SALE BY LEGAL CHARGE M/N891717
RICKY CHOI	JOINT TENANT	TM2226855	10/12/2004	01/02/2005	\$3,400,000.00
DICKSON CHOI	JOINT TENANT				
SAM CHAN 陳明		0602143201225 ASSIGNMENT	23/01/2006	14/02/2006	\$3,780,000.00

2

DAISY YIU 姚玲玲		06070613061153 ASSIGNMENT	08/06/2006	06/07/2006	\$4,000,000.00
MAK CHAU 周光	JOINT TENANT	07113012711152 ASSIGNMENT	09/11/2007	30/11/2007	\$4,550,000.00
MARY TSANG 曾莉	JOINT TENANT				
KELVIN POON 潘登文	JOINT TENANT	10021212851292 ASSIGNMENT	18/01/2010	12/02/2010	\$4,980,000.00
CHERRY YEUNG 楊薇	JOINT TENANT				

備註 REMARKS: EXERCISE OF POWER OF SALE IN MORTGAGE MEM. NO. 07113012711168

**物業涉及的膠結  
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
TM202402	19/07/1976	06/08/1976	DEED POLL WITH PLAN RE S.A TO S.Z AND R.P.	- -	-
TM328773	27/02/1979	02/04/1979	DEED OF MUTUAL COVENANT WITH PLAN	- -	-
TM356241	19/03/1981	19/03/1981	THE TOWN CENTRE BLOCK PLAN	- -	-
TM366188	19/11/1981	10/12/1981	WAIVER LETTER NO.930	- -	-
TM406023	21/08/1984	19/11/1984	COPY LETTER	- -	-
TM406126	13/11/1984	20/11/1984	LETTER WITH MASTER LAYOUT PLAN AND TOWN CENTRE BLOCK PLAN	- -	-
TM473711	25/03/1988	14/04/1988	AGREEMENT FOR SALE AND PURCHASE WITH PLAN	PETER CHOW -	\$780,700.00
			備註 REMARKS: SEE ASSIGNMENT MEM.NO. 493519		
TM486749	12/07/1988	11/08/1988	STATUTORY DECLARATION OF VICTOR CHOR	- -	-
			備註 REMARKS: AS TO THE LOSS OF TITLE DEEDS		
TM507959	06/05/1988	05/05/1989	DECLARATION BY MARK KOO LOO	- -	-
			備註 REMARKS: AS TO THE NON REVOCATION OF POWER OF ATTORNEY		
TM551250	21/08/1987	30/10/1990	EXTENSION LETTER WITH PLAN RE EXTENSION TO S.G	- -	-
TM576194	02/07/1991	18/07/1991	MORTGAGE	ABC BANK LIMITED -	-
			備註 REMARKS: THE CONSIDERATION IS GENERAL BANKING FACILITIES TO THE EXTENT OF UNLIMITED AMOUNT		
TM827275	18/12/1996	24/12/1996	RECEIPT ON DISCHARGE OF A CHARGE	- -	-
TM749465	28/07/1995	25/08/1995	CONFIRMATORY DEED	- -	-
TM840960	30/01/1997	03/03/1997	AGREEMENT FOR SALE AND PURCHASE	JACK HO -	\$3,980,000.00
TM849816	22/03/1997	18/04/1997	AGREEMENT FOR SUB-SALE AND SUB- PURCHASE BY JACK HO	JOHN WONG -	\$4,980,000.00
TM862523	04/01/1997	10/06/1997	PROVISIONAL AGREEMENT FOR SALE AND PURCHASE	JACK HO -	\$3,980,000.00
TM862525	05/05/1997	10/06/1997	LEGAL CHARGE	BMW BANKING CORPORATION LIMITED -	-
			備註 REMARKS: THE CONSIDERATION IS A PRINCIPAL SUM OF \$3,486,000		

3

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TM891716	05/09/1997	07/10/1997	RELEASE	-	-
TM891717	05/09/1997	07/10/1997	LEGAL CHARGE	BMX FINANCE LIMITED	\$4,340,000.00
			備註 REMARKS: POWER OF SALE EXERCISED SEE ASSIGNMENT M/N 1096547		
TM1039129	31/07/2000	05/08/2000	MEMORANDUM OF CHARGE	-	-
			備註 REMARKS: BY FANTASTIC VIEW GARDEN PROPERTY MANAGEMENT LIMITED		
TM1096255	28/09/2001	26/10/2001	MEMORANDUM OF RELEASE	-	-
TM1054306	30/11/2000	07/12/2000	MEMORANDUM OF CHARGE	-	-
			備註 REMARKS: BY FANTASTIC VIEW GARDEN PROPERTY MANAGEMENT LIMITED		
TM1096255	28/09/2001	26/10/2001	MEMORANDUM OF RELEASE	-	-
TM1072546	28/04/2001	05/05/2001	MEMORANDUM OF CHARGE	JOHN WONG	-
			備註 REMARKS: BY FANTASTIC VIEW GARDEN PROPERTY MANAGEMENT LIMITED		
TM1096255	28/09/2001	26/10/2001	MEMORANDUM OF RELEASE	-	-
TM1093289	27/08/2001	22/09/2001	AGREEMENT FOR SALE AND PURCHASE	WILLIAM CHIU - ALICE KEUNG (JOINT TENANTS)	\$2,850,000.00
			備註 REMARKS: BY BMX FINANCE LIMITED SEE ASSIGNMENT M/N 1096547		
TM1096548	28/09/2001	30/10/2001	MORTGAGE	BMX BANK LIMITED	-
			備註 REMARKS: THE CONSIDERATION IS ALL MONIES		
TM2226854	10/12/2004	01/02/2005	RECEIPT ON DISCHARGE OF A CHARGE	-	-
TM2216688	08/10/2004	03/11/2004	AGREEMENT FOR SALE AND PURCHASE	RICKY CHOI - DICKSON CHOI (JOINT TENANTS)	\$3,400,000.00
			備註 REMARKS: SEE ASSIGNMENT M/N TM2226855		
TM2226856	10/12/2004	01/02/2005	MORTGAGE	BANK OF P&G (HONG KONG) LIMITED	-
			備註 REMARKS: THE CONSIDERATION IS ALL MONEY		
06021413201218	23/01/2006	14/02/2006	RECEIPT ON DISCHARGE OF A CHARGE	-	-
05111213051129	13/10/2005	12/11/2005	AGREEMENT FOR SALE AND PURCHASE	SAM CHAN 陳明	\$3,780,000.00
			備註 REMARKS: SEE ASSIGNMENT MEM. NO. 06021413201225		
06021413201235	23/01/2006	14/02/2006	MORTGAGE	ABC BANK LIMITED	ALL MONEYS
06070613061144	08/06/2006	06/07/2006	RECEIPT ON DISCHARGE OF A CHARGE	-	-
06050612961239	24/04/2006	06/05/2006	AGREEMENT FOR SALE AND PURCHASE	DAISY YIU 姚玲玲	\$4,000,000.00
			備註 REMARKS: SEE ASSIGNMENT MEM. NO. 06070613061153		

06070613061168	08/06/2006	06/07/2006	FIRST LEGAL CHARGE	KK CAPITAL (HONG KONG) LIMITED	ALL MONEYS
07121111921148	09/11/2007	11/12/2007	RECEIPT ON DISCHARGE OF A CHARGE	-	-
07082413121122	31/07/2007	24/08/2007	PROVISIONAL AGREEMENT FOR SALE AND PURCHASE	MAK CHAU (JOINT TENANT) MARY TSANG (JOINT TENANT)	\$4,550,000.00
備註 REMARKS: SEE ASSIGNMENT MEM. NO. 07113012711152					
07092512961128	31/08/2007	25/09/2007	AGREEMENT FOR SALE AND PURCHASE	MAK CHAU 周光 (JOINT TENANT) MARY TSANG 曾利 (JOINT TENANT)	\$4,550,000.00
備註 REMARKS: SEE ASSIGNMENT MEM. NO. 07113012711152					
07113012711168	09/11/2007	30/11/2007	MORTGAGE	BANK OF P&G (HONG KONG) LIMITED	TO SECURE GENERAL BANKING FACILITIES FOR ALL MONIES

7

08022612221298	02/02/2008	26/02/2008	ORDER NO. CWP/S2/109341/08/NT BY THE BUILDING AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE WITH PLAN	-	-
08070712721252	09/05/2008	07/07/2008	LETTER OF COMPLIANCE	-	-
08062614271185	23/06/2008	26/06/2008	A SEALED COPY OF ORDER INJUNCTION PROHIBITING DISPOSAL OF ASSETS	WINNING CAPITAL LIMITED (1ST PLAINTIFF) HENRY SO (2ND PLAINTIFF) MARY TSANG (1ST DEFENDANT) MAK CHAU (2ND DEFENDANT)	-
備註 REMARKS: IN H. C. CIVIL ACTION NO. 2254 OF 2008					
08070213491136	27/06/2008	02/07/2008	SEALED COPY ORDER	WINNING CAPITAL LIMITED (1ST PLAINTIFF) HENRY SO (2ND PLAINTIFF) MARY TSANG (1ST DEFENDANT) MAK CHAU (2ND DEFENDANT)	-

8

備註 REMARKS: IN H. C. CIVIL ACTION NO. 2254 OF 2008

08073111731127	29/07/2008	31/07/2008	SEALED COPY OF STATEMENT OF CLAIM	WINNING CAPITAL LIMITED - (1ST PLAINTIFF)  HENRY SO - (2ND PLAINTIFF)  MARY TSANG - (1ST DEFENDANT)  MAK CHAU - (2ND DEFENDANT)	-
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備註 REMARKS: IN H. C. CIVIL ACTION NO. 2254 OF 2008

08090511641127	20/08/2008	05/09/2008	SEALED COPY ORDER	WINNING CAPITAL LIMITED - (1ST PLAINTIFF)  HENRY SO - (2ND PLAINTIFF)  MARY TSANG - (1ST DEFENDANT)  MAK CHAU - (2ND DEFENDANT)	-
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備註 REMARKS: IN H. C. CIVIL ACTION NO. 2254 OF 2008

9

08111013161124	05/11/2008	10/11/2008	SEALED COPY CHARGING ORDER: NOTICE TO SHOW CAUSE	BMX BANK LIMITED - (PLAINTIFF)  MAK CHAU - (1ST DEFENDANT)  MARY TSANG - (2ND DEFENDANT)  FOREVER PRODUCTS COMPANY LIMITED - (3RD DEFENDANT)  STYLE DESIGN PRODUCTS COMPANY LIMITED - (4TH DEFENDANT)	-
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備註 REMARKS: IN H. C. M. P. NO. HCMP 2719 OF 2008

08120411751157	02/12/2008	04/12/2008	AGREEMENT FOR SALE AND PURCHASE	SHUN LEE LIMITED	€3,450,000.00
09060213241133	06/05/2009	02/06/2009	CANCELLATION AGREEMENT	-	-
08121613111397	10/12/2008	16/12/2008	SEALED COPY CHARGING ORDER: NOTICE TO SHOW CAUSE	BMW BANKING CORPORATION LIMITED - (PLAINTIFF (JUDGMENT CREDITOR))  MAK CHAU - (DEFENDANT (JUDGMENT DEBTOR))	-

備註 REMARKS: IN D. C. C. ACTION NO. 5855 OF 2008

10

08121912441135	20/08/2008	19/12/2008	SEALED COPY OF THE AMENDED ORDER	WINNING CAPITAL LIMITED - (1ST PLAINTIFF) HENRY SO - (2ND PLAINTIFF) MARY TSANG - (1ST DEFENDANT) MAK CHAU - (2ND DEFENDANT)	-
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備註 REMARKS : AS AMENDED ON 15 . 12 . 2008  
H. C. C. ACTION NO. 2254 OF 2008

09010712951201	31/12/2008	07/01/2009	SEALED COPY CHARGING ORDER ABSOLUTE	BMX BANK LIMITED - (PLAINTIFF) MAK CHAU - (1ST DEFENDANT) MARY TSANG - (2ND DEFENDANT) FOREVER PRODUCTS COMPANY LIMITED - (3RD DEFENDANT) STYLE DESIGN PRODUCTS COMPANY LIMITED - (4TH DEFENDANT)	-
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備註 REMARKS : IN H. C. M. P. NO. HCMP 2719 OF 2008

11

09020213031493	16/01/2009	02/02/2009	SEALED COPY CHARGING ORDER ABSOLUTE	BMW BANKING CORPORATION LIMITED - (PLAINTIFF (JUDGMENT CREDITOR)) MAK CHAU - (DEFENDANT (JUDGMENT DEBTOR))	-
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備註 REMARKS : IN D. C. C. ACTION NO. 5855 OF 2008

09032413021557	05/03/2009	24/03/2009	PRELIMINARY SALE AND PURCHASE AGREEMENT	DANNY CHAN - CHRISTY WONG -	\$3,980,000.00
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備註 REMARKS : BY SHUN LEE LIMITED

09052511321130	06/05/2009	25/05/2009	CANCELLATION AGREEMENT	- -	-
09091613551135	10/09/2009	16/09/2009	MEMORANDUM OF CHARGE	- -	-

備註 REMARKS : BY FANTASTIC VIEW GARDEN PROPERTY MANAGEMENT LIMITED

10021212851284	04/02/2010	12/02/2010	MEMORANDUM OF RELEASE	- -	-
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12

09121011481128	17/11/2009	10/12/2009	SEALED COPY CHARGING ORDER: NOTICE TO SHOW CAUSE	TONY FAN - (PLAINTIFF (JUDGMENT CREDITOR))  STYLE DESIGN PRODUCTS COMPANY LIMITED - (1ST DEFENDANT (1ST JUDGMENT DEBTOR))  MARY TSANG - (2ND DEFENDANT (2ND JUDGMENT DEBTOR))	-
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備註 REMARKS: HCA 2974/2009

10010611871243	17/12/2009	06/01/2010	AGREEMENT FOR SALE AND PURCHASE	KELVIN POON 潘基文 CHERRY YEUNG 楊薇	\$4,980,000.00
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備註 REMARKS: BY BANK OF P&G (HONG KONG) LIMITED  
SEE ASSIGNMENT MEM. NO. 10021212851292

13

10011813581126	30/12/2009	18/01/2010	SEALED COPY AMENDED CHARGING ORDER ABSOLUTE	TONG FAN - (PLAINTIFF (JUDGMENT CREDITOR))  STYLE DESIGN PRODUCTS COMPANY LIMITED - (1ST DEFENDANT (1ST JUDGMENT DEBTOR))  MARY TSANG - (2ND DEFENDANT (2ND JUDGMENT DEBTOR))	-
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備註 REMARKS: HCA 2974 / 2009  
AS AMENDED ON 11.1.2010

10021212851305	18/01/2010	12/02/2010	MORTGAGE/LEGAL CHARGE	STANDARD BANK (HONG KONG) LIMITED	ALL MONIES
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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 \*\*\*\*\*

14



## 考考你（練習三）：



### 找出和討論土地查冊（例子3）的問題轉轄

- 擁有形式？
- 法定押記 / 按揭？
- 押記令？
- 未獲履行的買賣合約？
- 破產令？
- 法庭命令？
- 離婚訴訟？



地產代理監管局  
ESTATE AGENTS AUTHORITY

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

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)  
查冊日期及時間 SEARCH DATE AND TIME: 14/12/2022 12:09  
查冊者姓名 NAME OF SEARCHER: Estate Agents Authority  
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 14/12/2022 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 14/12/2022.

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): A5548398

地段編號

LOT NO.: THE REMAINING PORTION OF KOWLOON INLAND LOT NO. 3595

批約 HELD UNDER: GOVERNMENT LEASE  
年期 LEASE TERM: 75 YEARS RENEWABLE FOR 75 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 14/09/1914  
每年地稅 RENT PER ANNUM: \$81,864.00

所佔地段份數

SHARE OF THE LOT: 2/27

ADDRESS: 1ST FLOOR & FLAT ROOF ADJACENT  
THERETO MAY YING MANSION  
NO.312 NEST ROAD  
KOWLOON

地址: 中文地址不詳

備註

REMARKS: THE DETERMINED RENT IS \$4 P.A.  
FOR PLAN SEE MEM.NO.523046  
NEW RENT UNDER CROWN LEASES ORDINANCE FROM 14.9.89 IS PT.\$47268 P.A. (P.5447) RE 1/F

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
LEE SING MAN -	TENANT IN COMMON (1/3)	UB344898	01/07/1961	07/07/1961	\$1,050,000.00
WANG SHU MING -	TENANT IN COMMON (2/3)				
備註 REMARKS: ASSIGNMENT RE KIL 3595					
WANG SHU MING -	(1/3)	UB396894	16/04/1963	07/05/1963	\$533,000.00
備註 REMARKS: ASSIGNMENT BY LEE SING MAN (NOW SOLE OWNER) OF KIL 3595					
CHAN WAI MING -		UB883480	26/04/1972	11/05/1972	\$350,000.00
備註 REMARKS: ASSIGNMENT WITH PLAN					
LEE TUNG HAI -		UB1276468	29/03/1976	23/06/1976	\$320,000.00
備註 REMARKS: ASSIGNMENT					
YEUNG SHING -		UB1320943	29/10/1976	26/11/1976	\$380,000.00
備註 REMARKS: ASSIGNMENT					
NAM CHOK WAI -	TENANT IN COMMON (1/2)	UB1549483	31/05/1978	12/07/1978	\$1,200,000.00
NAM CHOK LAI -	TENANT IN COMMON (1/2)				
備註 REMARKS: ASSIGNMENT					
WIN INTERNATIONAL LIMITED -	(1/2)	UB8706189	29/05/2002	18/06/2002	\$30,000,000.00 (PT.)
備註 REMARKS: EXERCISE OF POWER OF SALE UNDER M/N 8604853 & 8666586 RE 1/2 SHARE VACATED SEE ORDER MEM. NO.8887732					

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
UB542832	20/06/1966	06/08/1966	DEED OF MUTUAL COVENANT	-	-
UB2462729	02/09/1983	02/09/1983	GOVERNMENT NOTICE NO.2877 OF 1983 PURSUANT TO SECTION 22(2)	-	-
備註 REMARKS: CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE					
UB2493356	08/11/1983	10/11/1983	STATUTORY DECLARATION BY RAYMOND K. T. TONG	-	-
UB6091794	12/07/1994	12/08/1994	AGREEMENT FOR SALE AND PURCHASE BY NAM CHOK WAI	GENERAL FORTUNE INTERNATIONAL INC.	\$15,500,000.00 (PT.)
備註 REMARKS: RE 1/2 SHARE CANCELLED VIDE M/N 8007958					

UB8559265	14/12/2001	20/12/2001	SEALED COPY AMENDED CHARGING ORDER: NOTICE TO SHOW CAUSE	CITI LIMITED "PLAINTIFF" - NAM CHOK WAI "DEFENDANT" -	-
			備註	REMARKS: IN H.C. ACTION NO.3190 OF 2001 RE 1/2 SHARE (AS AMENDED ON 16.4.2002) VACATED SEE ORDER M/N 8887732	
UB8559266	14/12/2001	20/12/2001	SEALED COPY AMENDED CHARGING ORDER: NOTICE TO SHOW CAUSE	BILLION LIMITED "PLAINTIFF" - LAM CHOK WAI "DEFENDANT" -	-
			備註	REMARKS: IN H.C. ACTION NO.3184 OF 2001 RE 1/2 SHARE (AS AMENDED ON 16.4.2002) DISCHARGED BY MEM. NO. UB8887731	
UB8887731	12/02/2003	11/03/2003	SEALED COPY ORDER	- -	-
			備註	REMARKS: IN H.C. ACTION NO.3184 OF 2001 RE 1/2 SHARE TO DISCHARGE M/N UB8559266 & UB8604854	
UB8581260	02/01/2002	17/01/2002	SEALED COPY OF CHARGING ORDER: NOTICE TO SHOW CAUSE	NAM CHOI WAI YING (NEE CHOI WAI YING) (JUDGMENT CREDITOR) (PETITIONER) - NAM CHOK WAI (JUDGMENT DEBTOR) (RESPONDENT) -	-
			備註	REMARKS: UNDER H.C.D.J. SUIT NO.6669 OF 1994 RE THE RESPONDENT'S OWN SHARES FOR PREMISES AFFECTED SEE MEMORIAL	
UB8604853	28/01/2002	07/02/2002	SEALED COPY AMENDED CHARGING ORDER ABSOLUTE	CITI LIMITED "PLAINTIFF" - NAM CHOK WAI "DEFENDANT" -	-
			備註	REMARKS: H.C. ACTION NO.3190 OF 2001 RE 1/2 SHARE (AS AMENDED ON 16.4.2002) VACATED SEE ORDER M/N 8887732	
UB8604854	28/01/2002	07/02/2002	SEALED COPY AMENDED CHARGING ORDER ABSOLUTE	BILLION LIMITED "PLAINTIFF" - NAM CHOK WAI "DEFENDANT" -	-
			備註	REMARKS: H.C. ACTION NO.3184 OF 2001 RE 1/2 SHARE (AS AMENDED ON 16.4.2002) DISCHARGED BY MEM. NO. UB8887731	
UB8887731	12/02/2003	11/03/2003	SEALED COPY ORDER	- -	-
			備註	REMARKS: IN H.C. ACTION NO.3184 OF 2001 RE 1/2 SHARE TO DISCHARGE M/N UB8559266 & UB8604854	
UB8666586	08/03/2002	30/04/2002	SEALED COPY RE-AMENDED ORDER	CITI LIMITED "PLAINTIFF" - NAM CHOK WAI "DEFENDANT" -	-
			備註	REMARKS: H.C.M.P. NO.427/02 (AS AMENDED ON 24.4.02 & 29.7.02) RE 1/2 SHARE VACATED SEE ORDER M/N 8887732	
UB8667945	15/03/2002	03/05/2002	MEMORANDUM OF AGREEMENT FOR SALE AND PURCHASE	LIU K. MAN -	\$30,000,000.00 (PT.)
			備註	REMARKS: BY CITI LIMITED RE 1/2 SHARE SEE ASSIGNMENT M/N 8706189 VACATED SEE ORDER M/N 8887732	
UB8667946	04/04/2002	03/05/2002	SUPPLEMENTAL AGREEMENT SUPPLEMENTAL TO M/N 8667945	LIU K. MAN -	-
			備註	REMARKS: BY CITI LIMITED RE 1/2 SHARE SEE ASSIGNMENT M/N 8706189 VACATED SEE ORDER M/N 8887732	
UB8667947	08/04/2002	03/05/2002	DEED OF NOMINATION	WIN INTERNATIONAL LIMITED "THE NOMINEE" -	-
			備註	REMARKS: BY LIU KWAI MAN RE 1/2 SHARE SEE ASSIGNMENT M/N 8706189 VACATED SEE ORDER M/N 8887732	
UB8667948	22/04/2002	03/05/2002	AGREEMENT FOR SALE AND PURCHASE	WIN INTERNATIONAL LIMITED -	\$30,000,000.00 (PT.)
			備註	REMARKS: BY CITI LIMITED RE 1/2 SHARE SEE ASSIGNMENT M/N 8706189 VACATED SEE ORDER M/N 8887732	
UB8667949	30/04/2002	03/05/2002	SUPPLEMENTAL AGREEMENT SUPPLEMENTAL TO M/N 8667948	WIN INTERNATIONAL LIMITED -	-
			備註	REMARKS: BY CITI LIMITED RE 1/2 SHARE SEE ASSIGNMENT M/N 8706189 VACATED SEE ORDER M/N 8887732	
UB8706190	29/05/2002	18/06/2002	FIRST LEGAL CHARGE TO SECURE GENERAL CREDIT FACILITIES	GE CAPITAL (HONG KONG) LIMITED -	\$26,000,000.00 (PT.)
			備註	REMARKS: RE 1/2 SHARE	
UB8706191	29/05/2002	18/06/2002	ASSIGNMENT OF RENTALS	GE CAPITAL (HONG KONG) LIMITED -	-
			備註	REMARKS: RE 1/2 SHARE	
UB8709221	29/05/2002	20/06/2002	SECOND LEGAL CHARGE	WINLAND MONEY LIMITED -	-(PT.)
			備註	REMARKS: THE CONSIDERATION IS ALL MONIES RE 1/2 SHARE (VACATED SEE ORDER M/N 8887732)	
UB8785321	02/01/2002	30/09/2002	A SEALED COPY OF RE-RE-AMENDED CHARGING ORDER:NOTICE TO SHOW CAUSE	NAM CHOI WAI YING (NEE CHOI WAI YING) "JUDGMENT CREDITOR" (PETITIONER) - NAM CHOK WAI "JUDGMENT DEBTOR" (RESPONDENT) -	-
			備註	REMARKS: IN D.C.D.J. SUIT NO.6669 OF 1994 (AMENDED ON 11.5.2002, 20.9.2002 & 18.10.2002)	

Case No.	Date	Date	Description	Parties	Remarks
UB8785322	26/03/2002	30/09/2002	A SEALED COPY OF AMENDED CHARGING ORDER ABSOLUTE	NAM CHOI WAI YING (NEE CHOI WAI YING) "PETITIONER" (JUDGMENT CREDITOR) - NAM CHOK WAI "RESPONDENT" (JUDGMENT DEBTOR)	(RE 1/2 SHARE) RE-REGISTERED SEE MEM. NO. 11072700280016
UB8884988	26/02/2003	06/03/2003	SEALED COPY ORDER	NAM CHOK LAI AS EXECUTOR OF THE ESTATE OF NAM SHUM SHUN MUI DECEASED "PLAINTIFF" - NAM CHOK WAI "1ST DEFENDANT" - FAILAND LIMITED "2ND DEFENDANT" - KING TAI ELECTRICAL CO. LTD. "3RD DEFENDANT" -	備註 REMARKS: IN D.C.D.J. SUIT NO.6669 OF 1994 (AMENDED ON 20.9.2002) (RE 1/2 SHARE) RE-REGISTERED SEE MEM. NO. 07051002500068 RE-REGISTERED SEE MEM. NO. 11072700280026
UB8887732	12/02/2003	11/03/2003	SEALED COPY ORDER	CITI LIMITED "JUDGMENT CREDITOR (PLAINTIFF)" - NAM CHOK WAI "JUDGMENT DEBTOR (DEFENDANT)" -	備註 REMARKS: IN H.C. ACTION NO.1806 OF 2002 (RE THE DEFENDANT'S OWN SHARES)
UB9126196	08/10/2003	09/02/2004	SEALED COPY OF BANKRUPTCY ORDER	NAM CHOK WAI "BANKRUPT" - THE OFFICIAL RECEIVER AND RECEIVER OF NAM CHOI WAI "RECEIVER OF THE PROPERTY OF NAM CHOK WAI" -	備註 REMARKS: IN H.C. ACTION NO.3190 OF 2001 RE 1/2 SHARE (VACATE MEM. NOS. SEE MEMORIAL)
07051002500056	02/01/2002	10/05/2007	A SEALED COPY OF RE-RE-AMENDED CHARGING ORDER: NOTICE TO SHOW CAUSE	NAM CHOI WAI YING (NEE CHOI WAI YING) - (PETITIONER (JUDGMENT CREDITOR))	備註 REMARKS: IN BANKRUPTCY PROCEEDINGS NO.13692 OF 2003 WITH ATTACHMENT NOTICE RE 1/2 SHARE
07051002500068	26/03/2002	10/05/2007	A SEALED COPY OF AMENDED CHARGING ORDER ABSOLUTE	NAM CHOK WAI - (RESPONDENT (JUDGMENT DEBTOR))	備註 REMARKS: IN D.C. DIVORCE JURISDICTION SUIT NO. 6669 OF 1994 RE 1/2 SHARE AMENDED ON 11.5.2002 RE-AMENDED ON 20.9.2002 RE-RE-AMENDED ON 18.10.2002 RE-REGISTERED SEE MEM. NO. 11072700280016
11072700280016	02/01/2002	27/07/2011	A SEALED COPY OF RE-RE-AMENDED CHARGING ORDER: NOTICE TO SHOW CAUSE	NAM CHOI WAI YING (NEE CHOI WAI YING) (JUDGMENT CREDITOR (PETITIONER)) - NAM CHOK WAI (JUDGMENT DEBTOR (RESPONDENT)) -	備註 REMARKS: IN D.C. DIVORCE JURISDICTION SUIT NO. 6669 OF 1994 AS AMENDED ON 11/05/2002, RE-AMENDED ON 20/09/2002 AND RE-RE-AMENDED ON 18/10/2002 RE 1/2 SHARE
11072700280026	26/03/2002	27/07/2011	A SEALED COPY OF AMENDED CHARGING ORDER ABSOLUTE	NAM CHOI WAI YING (NEE CHOI WAI YING) - (PETITIONER (JUDGMENT CREDITOR))  NAM CHOK WAI - (RESPONDENT (JUDGMENT DEBTOR))	備註 REMARKS: IN D.C. DIVORCE JURISDICTION SUIT NO. 6669 OF 1994

AS AMENDED ON 20/09/2002  
RE 1/2 SHARE

14022700490243	14/01/2014	27/02/2014	ORDER NO. UBZ/U18-58/0017/09 BY THE BUILDING AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	- -	-
			備註 REMARKS: RE COMMON PART(S) ONLY		
16061702180084	26/03/2002	17/06/2016	SEALED COPY AMENDED CHARGING ORDER ABSOLUTE	NAM CHOI WAI YING (NEE CHOI WAI YING) - (PETITIONER (JUDGMENT CREDITOR)) - NAM CHOK WAI - (RESPONDENT (JUDGMENT DEBTOR))	-
			備註 REMARKS: IN D.C. DIVORCE JURISDICTION SUIT NO. 6669 OF 1994 AS AMENDED ON 20.9.2002 RE 1/2 SHARE		
16061702180092	02/01/2002	17/06/2016	SEALED COPY RE-RE-AMENDED CHARGING ORDER:NOTICE TO SHOW CAUSE	NAM CHOI WAI YING (NEE CHOI WAI YING) - (JUDGMENT CREDITOR (PETITIONER)) - NAM CHOK WAI - (JUDGMENT DEBTOR (RESPONDENT)) -	-
			備註 REMARKS: IN D.C. DIVORCE JURISDICTION SUIT NO. 6669 OF 1994 AS AMENDED ON 11.5.2002, 20.9.2002 AND 18.10.2002 RE 1/2 SHARE		

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 \*\*\*\*\*



Memorial No. : 8887732

Received on : 11 March 2003



MEMORIAL of an instrument to be registered in the Land Registry/ Serial No. <u>25</u> \$ <u>200/-</u> 8 APR 2003.				FOR LAND REGISTRY USE ONLY	
Solicitors Code 318A	Stamp Office No.	Stamp Duty \$	Serial No. 32 G		
Date of instrument	12th February 2003		Reg. Fee \$ 210		
Nature and object of the instrument	SEALED COPY ORDER IN THE HIGH COURT OF THE HONG KONG SPECIAL ADMINISTRATION REGION COURT OF FIRST INSTANCE ACTION NO.3191 OF			Nature of Instrument Code 10	
Consideration	2001 N/A			Consideration Code	
Memorial number of transaction satisfied [Regs. 6(1)(f) and 6(2)(f)]	as per schedule attached				
Names of parties	Hong Kong Identity Card/Company Registration/Other Identification (please specify) Numbers* (in case of change of ownership)	Status of parties (Assignor/ Assignee/etc.)	Their respective shares in, and capacities in relation to, the premises	Capacity Code	
CITI LIMITED	--	Judgment Creditor (Plaintiff)	✓		
NAM CHOK WAI	--	Judgment Debtor (Defendant)	✓		
Premises affected by the instrument	Undivided Share (if any) :				
	Lot No. : as per schedule attached ✓				
	Address : (if applicable)				
Block	Flat	Floor	Premises No.	Street Name	
as per schedule attached ✓					(HK/Kln/NT)*

On this 6 MAR 2003 day of March 2003 I [Signature] (name)  
of [Signature] (name of solicitors firm) Hong Kong, Solicitor/  
[Signature], a public officer duly authorised by the  
[Signature] (rank)  
[Signature] (head of department), 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.


(S) & (S)

[Signature]  
Hong Kong

Note : If space is insufficient, please show particulars on a separate sheet, make reference and staple the sheet onto this form.  
\* : Delete whichever is inapplicable



DOC


 IN THE HIGH COURT OF THE  
 HONG KONG SPECIAL ADMINISTRATION REGION  
 COURT OF FIRST INSTANCE  
 ACTION NO. 3190 OF 2001

BETWEEN

CITI LIMITED

Judgment Creditor  
(Plaintiff)

and

NAM CHOK WAI

Judgment Debtor  
(Defendant)

6 MAR 2003

**BEFORE DEPUTY HIGH COURT JUDGE POON IN CHAMBERS**

---

**ORDER**

---

UPON reading the letters of the Solicitors of NAM CHOK LAI and NAM CHOI WAI YING dated 4 February 2003 and 6 February 2003 respectively;

IT IS ORDERED THAT:

1. the entries cited on the annexed schedules 1-4 registered against the properties referred to in the said schedules be removed/vacated from the respective registers; and
2. the costs of this application be to NAM CHOK LAI AND NAM CHOI WAI YING against the Judgment Creditor, the Judgment Debtor, Win International Limited (a person interested in the subject matter of the Charging Order herein) and Winland Limited (a person interested in the subject matter of the Charging Order herein).

Dated 12 February 2003

Registrar



Memorial No. : 8884988  
 Received on : 6 March 2003

MEMORIAL of an instrument to be registered in the Land Registry/ Serial No. <u>72</u> \$ <u>2004.1</u> APR 2003				<b>FOR LAND REGISTRY USE ONLY</b>	
Solicitors Code 318A ✓		Stamp Office No.		Stamp Duty \$	
Date of instrument 26th February 2003 ✓		Serial No. 27 5		Reg. Fee \$ 210	
Nature and object of the instrument SEALED COPY ORDER IN THE HIGH COURT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION COURT OF FIRST INSTANCE ACTION NO. 1806 OF		Nature of Instrument Code 10		Consideration Code	
Consideration 2002 ✓ N/A ✓		Memorial number of transaction satisfied [Regs. 6(1)(f) and 6(2)(f)]		Capacity Code	
Names of parties NAM CHOK LAI as Executor of the Estate of NAM SHUM Shun Mui Deceased ✓ NAM CHOK WAI FAILAND LIMITED KING TAI ELECTRICAL CO. LTD. ✓		Hong Kong Identity Card/Company Registration/Other Identification (please specify) Numbers* (in case of change of ownership) -- -- -- --		Status of parties (Assignor/ Assignee/etc.) Plaintiff ✓ 1st Defendant ✓ 2nd Defendant ✓ 3rd Defendant ✓	
Premises affected by the instrument		Undivided Share (if any) :		Lot No. : as per schedule	
Address : (if applicable)		Block		Flat	
		as per schedule		Floor	
				Premises No.	
				Street Name	
				(HK/Kln/NF)*	

On this 5 MAR 2003 day of 20 I [Signature] (name)  
 of [Signature] (name of solicitors firm) Hong Kong, Solicitor/  
 (rank), a public officer duly authorised by the  
 (head of department), 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.

188  
 Note : If space is insufficient, please show particulars on a separate sheet, make reference and staple the sheet onto this form.  
 \* : Delete whichever is inapplicable





DOC

HCA 1806/02

IN THE HIGH COURT OF THE  
HONG KONG SPECIAL ADMINISTRATIVE REGION  
COURT OF FIRST INSTANCE  
ACTION NO. 1806 OF 2002

BETWEEN

**NAM CHOK LAI as Executor of the  
Estate of Nam Shum Shun Mui  
Deceased**

Plaintiff

and

**NAM CHOK WAI**

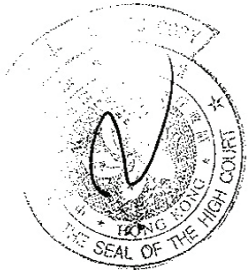
1<sup>st</sup> Defendant

**FAILAND LIMITED**

2<sup>nd</sup> Defendant

**KING TAI ELECTRICAL CO. LTD.**

3<sup>rd</sup> Defendant



**BEFORE MASTER WOOLLEY OF THE HIGH COURT IN CHAMBERS**

**ORDER**

UPON THE APPLICATION of the Plaintiff filed on 11 February 2003

AND UPON HEARING the Solicitors for the Plaintiff and the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Defendants  
being absent

AND UPON READING the 2<sup>nd</sup> Affirmation of Nam Chok Lai with exhibits NCL-4 to  
NCL-29 filed herein on 24 February 2003

IT IS DECLARED:-

**Against the 1<sup>st</sup> Defendant**

1. that one-third of the beneficial interest in such part of the following properties and/or shares as is registered in the 1<sup>st</sup> Defendant's name or otherwise held by the 1<sup>st</sup> Defendant is held on trust for the estate of Nam Shum Shun Mui:

- (1) ALL THOSE 4 equal undivided 27th parts or shares of and in ALL THAT piece or parcel of ground registered in the Land Registry as THE REMAINING PORTION OF KOWLOON INLAND LOT NO. 3595 (Ground Floor and Open Yard and Lavatories including Flat Roofs appertaining thereto and Portion of Front Entrance Hall of Ground Floor beneath Staircases between Ground and 1st Floor Level and Front Portion of External Wall (facing South as is without windows thereto), May Ying Mansion, No. 312 Nest Road, Kowloon)
- (2) ALL THOSE 2 equal undivided 27th parts or shares of and in ALL THAT piece or parcel of ground registered in the Land Registry as THE REMAINING PORTION OF KOWLOON INLAND LOT NO. 3595 (1st Floor and Flat Roof adjacent thereto, May Ying Mansion, No. 312 Nest Road, Kowloon)
- (3) ALL THOSE 58 equal undivided 3,037th parts or shares of and in ALL THAT piece or parcel of ground registered in the Land Registry as KOWLOON INLAND LOT NO.  Ground Floor,  Street and  Kowloon).
- (4) ALL THOSE 55 equal undivided 3,037th parts or shares of and in ALL THAT piece or parcel of ground registered in the Land Registry as KOWLOON INLAND LOT NO.  Ground Floor,  and