

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: 09/12/2009 11:26

查冊者姓名 NAME OF SEARCHER: ABC

查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 09/12/2009 08:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 08:30 ON 09/12/2009.

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): A5360438

地段編號

LOT NO.: THE REMAINING PORTION OF
SUB-SECTION 3 OF SECTION A OF
KOWLOON INLAND LOT NO. 8278

批約 HELD UNDER:

CONDITIONS OF EXCHANGE NO.8116

年期 LEASE TERM:

75 YEARS RENEWABLE FOR 75 YEARS

開始日期 COMMENCEMENT OF LEASE TERM:

18/09/1899

每年地稅 RENT PER ANNUM:

-

所佔地段份數

SHARE OF THE LOT: 1/435

ADDRESS:

FLAT A ON 15/F
MA YIU BUILDING
NOS.25-47 MA WAI STREET
NOS.26-48 MA YUEN STREET
KOWLOON

地址:

中文地址不詳

備註

REMARKS:

NEW RENT UNDER CROWN LEASES ORDINANCE FROM 18/9/74 IS \$120 P.A. (P.1176)

SEE DEED POLL WITH PLAN (MEM.NO. 539664)

S.A OF SS.3 OF S.A OF KIL 8278 DECLARED TO BE PUBLIC STREETS

TRANSACTIONS PRIOR TO THE GOVERNMENT NOTICE MEM.NO.1021312 RELATE TO KIL 8278 S.A SS.3

業主資料
OWNER PARTICULARS

業主姓名 NAME OF OWNER (IF NOT SOLE OWNER)	身分 (如非唯一擁有人) CAPACITY	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
MON LIMITED	-	-	-	-	-
備註 REMARKS: CONDITIONS OF EXCHANGE NO.8116 OF KIL 8278					
-	UB778649	-	-	-	-
備註 REMARKS: ASSIGNMENT WITH PLAN					
ZHANG SAN	TENANT IN COMMON (1/2)	UB1382222	05/05/1977	30/05/1977	\$169,000.00
LI SI	TENANT IN COMMON (1/2)				

備註 REMARKS: ASSIGNMENT

JIN SHUI (1/2)		UB3071018	31/05/1986	17/06/1986	\$120,000.00
		備註 REMARKS: ASSIGNMENT RE 1/2 SHARE BY LI SI			
JIN MU (1/2)		UB8666702	18/03/2002	30/04/2002	\$350,000.00
		備註 REMARKS: ASSIGNMENT BY ZHANG SAN			
WU MEI LI SI	EXECUTOR EXECUTOR	UB9087807	30/09/2003	27/12/2003	-
		備註 REMARKS: PROBATE OF JIN SHUI, DECEASED" RE HIS OWN SHARE			
ZHANG SAN -	(1/2)	UB9214607	14/04/2004	13/05/2004	-
		備註 REMARKS: VESTING ASSIGNMENT BY WU MEI & LI SI			
JIN HUO 金火 WU MEI 伍玫	EXECUTOR EXECUTOR	09070303170261	16/06/2009	03/07/2009	-
		備註 REMARKS: OF ZHANG SAN "DECEASED" RE 1/2 SHARE			

**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
UB446288	18/07/1964	24/07/1964	MORTGAGE	HS BANK LIMITED	-
		備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL RELEASED VIDE M/N UB612445 FOR PREMISES AFFECTED SEE MEMORIAL			
UB701480	14/10/1969	04/11/1969	REASSIGNMENT	-	-
UB609516	23/12/1967	12/01/1968	EXTENSION & VARIATION OF MORTGAGE MEM. NO. UB446288	HS BANK LTD.	-
UB701480	14/10/1969	04/11/1969	REASSIGNMENT	-	-
UB609517	23/12/1967	12/01/1968	FURTHER CHARGE ON MORTGAGE MEM. NO. UB446288	HS BANK LTD.	-
		備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL			
UB701480	14/10/1969	04/11/1969	REASSIGNMENT	-	-
UB660356	16/01/1969	29/01/1969	FURTHER CHARGE	HS BANK LTD.	\$2,000,000.00 (PT.)
UB701480	14/10/1969	04/11/1969	REASSIGNMENT	-	-

UB663907	22/01/1969	26/02/1969	DEED OF COVENANT WITH PLANS	-	-
UB956776	-	-	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	-	-
UB1165816	-	-	REASSIGNMENT	-	-
UB1370393	20/04/1977	27/04/1977	AGREEMENT FOR SALE AND PURCHASE	ZHANG SAN 1/2 LI SI 1/2 (TENANTS IN COMMON)	\$169,000.00
備註 REMARKS: SEE ASSIGNMENT MEM.NO.1382222					
UB1382223	-	-	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	-	-
UB2321040	-	-	REASSIGNMENT	-	-
UB7970282	15/10/1999	26/01/2000	ORDER NO.C4003/K/99(LSO) UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: BY THE BUILDING AUTHORITY					
UB8449940	06/06/2001	01/08/2001	LETTER OF WITHDRAWAL	-	-

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
09101902880139	21/09/2009	19/10/2009	VESTING ASSIGNMENT	JIN MU 金木	-
備註 REMARKS: BY WU MEI AND JIN HUO (暫緩註冊 REGISTRATION WITHHELD)					

***** 登記冊末端 END OF REGISTER *****

考考你 (練習一):



根據土地查冊 (例子 2) 和有關物業的差餉物業估價署「物業資訊網」的資料找出以下各項資料 (以查冊日期計):

- 1) 註冊業主
- 2) 擁有形式
- 3) 有效的產權負擔
- 4) 實用面積
- 5) 落成年份
- 6) 用途限制
- 7) 租契未滿年期及續租權
- 8) 行將批給租契年期

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: 13/01/2023 12:44

查冊者姓名 NAME OF SEARCHER: ABC

查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 13/01/2023 07:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 13/01/2023.

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): A5360438

地段編號

LOT NO.: THE REMAINING PORTION OF
SUB-SECTION 3 OF SECTION A OF
KOWLOON INLAND LOT NO. 8278

批約 HELD UNDER: CONDITIONS OF EXCHANGE NO.8116
年期 LEASE TERM: 75 YEARS RENEWABLE FOR 75 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 18/09/1899
每年地稅 RENT PER ANNUM: -

所佔地段份數

SHARE OF THE LOT: 1/435

ADDRESS: FLAT A ON 15/F
MA YIU BUILDING
NOS.25-47 MA WAI STREET
NOS.26-48 MA YUEN STREET
KOWLOON

地址: 中文地址不詳

備註

REMARKS: NEW RENT UNDER CROWN LEASES ORDINANCE FROM 18/9/74 IS \$120 P.A. (P.1176)
SEE DEED POLL WITH PLAN (MEM.NO. 539664)
S.A OF SS.3 OF S.A OF KIL 8278 DECLARED TO BE PUBLIC STREETS
TRANSACTIONS PRIOR TO THE GOVERNMENT NOTICE MEM.NO.1021312 RELATE TO KIL 8278 S.A SS.3

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
MON LIMITED		-	-	-	-
					備註 REMARKS: CONDITIONS OF EXCHANGE NO.8116 OF KIL 8278
		UB778649	-	-	-
					備註 REMARKS: ASSIGNMENT WITH PLAN
ZHANG SAN	TENANT IN COMMON (1/2)	UB1382222	05/05/1977	30/05/1977	\$169,000.00
LI SI	TENANT IN COMMON (1/2)				
					備註 REMARKS: ASSIGNMENT

JIN SHUI		UB3071018	31/05/1986	17/06/1986	\$120,000.00
(1/2)					
		備註 REMARKS: ASSIGNMENT RE 1/2 SHARE BY LI SI			
JIN MU		UB8666702	18/03/2002	30/04/2002	\$350,000.00
(1/2)					
		備註 REMARKS: ASSIGNMENT BY ZHANG SAN			
WU MEI	EXECUTOR	UB9087807	30/09/2003	27/12/2003	-
LI SI	EXECUTOR				
		備註 REMARKS: PROBATE OF JIN SHUI, DECEASED" RE HIS OWN SHARE			
ZHANG SAN		UB9214607	14/04/2004	13/05/2004	-
-	(1/2)				
		備註 REMARKS: VESTING ASSIGNMENT BY WU MEI & LI SI			
JIN HUO	EXECUTOR	09070303170261	16/06/2009	03/07/2009	-
金火		PROBATE			
WU MEI	EXECUTOR				
伍玫					
		備註 REMARKS: OF ZHANG SAN "DECEASED" RE 1/2 SHARE			
JIN MU		09101902880139	21/09/2009	19/10/2009	-
金木	(1/2)	VESTING ASSIGNMENT			
		備註 REMARKS: BY WU MEI & JIN HUO			

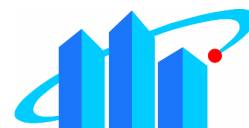
**物業涉及的轉讓
INCUMBRANCES**

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
UB446288	18/07/1964	24/07/1964	MORTGAGE	HS BANK LIMITED	-
		備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL RELEASED VIDE M/N UB612445 FOR PREMISES AFFECTED SEE MEMORIAL			
UB701480	14/10/1969	04/11/1969	REASSIGNMENT	-	-
UB609516	23/12/1967	12/01/1968	EXTENSION & VARIATION OF MORTGAGE MEM. NO. UB446288	HS BANK LTD.	-
UB701480	14/10/1969	04/11/1969	REASSIGNMENT	-	-
UB609517	23/12/1967	12/01/1968	FURTHER CHARGE ON MORTGAGE MEM. NO. UB446288	HS BANK LTD.	-
		備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL			
UB701480	14/10/1969	04/11/1969	REASSIGNMENT	-	-
UB660356	16/01/1969	29/01/1969	FURTHER CHARGE	HS BANK LTD.	\$2,000,000.00 (PT.)
UB701480	14/10/1969	04/11/1969	REASSIGNMENT	-	-

UB663907	22/01/1969	26/02/1969	DEED OF COVENANT WITH PLANS	-	-
UB956776	-	-	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	-	-
UB1165816	-	-	REASSIGNMENT	-	-
UB1370393	20/04/1977	27/04/1977	AGREEMENT FOR SALE AND PURCHASE	ZHANG SAN 1/2 \$169,000.00	-
				LI SI 1/2	-
				(TENANTS IN COMMON)	-
					-
			備註 REMARKS: SEE ASSIGNMENT MEM.NO.1382222		
UB1382223	-	-	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	-	-
UB2321040	-	-	REASSIGNMENT	-	-
UB7970282	15/10/1999	26/01/2000	ORDER NO.C4003/K/99(LSO) UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: BY THE BUILDING AUTHORITY		
UB8449940	06/06/2001	01/08/2001	LETTER OF WITHDRAWAL	-	-
19022000800321	24/01/2019	20/02/2019	ORDER NO. DR03633/K/03/TE BY THE BUILDING AUTHORITY UNDER SECTION 28(3) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE: FOR COMMON PART(S) ONLY		
19030901000459	20/11/2019	09/03/2019	ORDER NO. CBZ/S1/168462/01/K UNDER S.24(1) OF THE BUILDINGS ORDINANCE WITH PLAN	-	-
			備註 REMARKS: BY THE BUILDING AUTHORITY		
20070500610074	10/06/2020	05/07/2020	ORDER NO. D00150/K/11 BY THE BUILDING AUTHORITY UNDER SECTION 26 OF THE BUILDINGS ORDINANCE	-	-

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



估價編號 : 225-27328-8416-0H
Assessment No. : 225-27328-8416-0H
資料提供日期 : 13-Jan-2023
Date of Provision of Information : 13-Jan-2023
最早發出入伙文件日期 : 28-Jan-1969
Date of Issue of the Earliest Occupation Document : 28-Jan-1969
時間 : 15:07:11
面積對算值 : 1 平方米 = 10.764 平方呎
Time : 15:07:11
Area Conversion Factor : 1 m² = 10.764 ft²

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 : RVD16042513	物業地址或名稱 : 馬蔚街25號 馬耀樓十六樓 A室	Address or description of tenement : 25 MA WAI ST MA YIU BUILDING 15/F FLAT A
物業資訊網入伙文件 對照編號 PIO Serial Number of Occupation Document :		

供差餉或地租評估的物業類別 : 私人住宅物業
Property Type for Rates or Government Rent Purposes : Private Domestic Property

實用面積 : 46.0 平方米 m²
Saleable Area

** 計算此物業的「實用面積」時，所採納的牆身厚度最多不超過 230 毫米。

A maximum wall thickness of 230 mm is adopted in calculating the "Saleable Area" of this property.

面積資料最後更新日期 : 11-Feb-2009
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獨立使用的樓面面積，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、升降機槽、入牆暗渠、大堂及公用洗手間。實用面積是量度至外牆的表面或共用牆的中線所包括的面積。窗台、平台、天台、梯屋、閣樓、花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

Saleable area is defined as the floor area exclusively allocated to the unit including balconies, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

重要通告 IMPORTANT NOTES

謹請注意，此項查詢服務的收費只為收回運作成本，並不包括任何利潤元素。由「物業資訊網」發放的資料，乃摘取自差餉物業估價署的物業資料庫，該資料庫主要是為評估差餉及地租而設。此資訊系統所發放的資料只為查詢人提供快捷參考用途。除用作為評估差餉及地租外，本署決不能保證有關資料的準確性。由於庫內所存資料只為評估差餉及地租的用途，本署或本署職員因此毋須為引用此等資料作其他用途而導致的損害或損失負責上責任。在此情況下，使用本「物業資訊網」系統的查詢人最好從正本文件及圖則核實資料，如有需要，更應諮詢所聘專業人士的意見。

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.

考考你 (練習二):



根據土地查冊 (例子 3)、有關物業的差餉物業估價署「物業資訊網」的資料和買賣合約文件找出以下各項資料 (以查冊日期計):

- 1) 註冊業主
- 2) 擁有形式
- 3) 有效的產權負擔
- 4) 實用面積
- 5) 落成年份
- 6) 用途限制
- 7) 租契未滿年期及續租權
- 8) 行將批給租契年期
- 9) 最近一份臨時買賣合約的日期
- 10) 最近一份正式買賣合約的日期
- 11) 最近一份轉讓契的註冊摘要編號

土地查冊(例子3)

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: 13/02/2023 11:46
查冊者姓名 NAME OF SEARCHER: EAA
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 13/02/2023 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 13/02/2023 .

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。

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物業資料

PROPERTY PARTICULARS

物業參考編號

PROPERTY REFERENCE NUMBER (PRN): B9872834

地段編號

LOT NO.: SHATIN TOWN LOT NO.331

批約 HELD UNDER: NEW GRANT NO. ST6137
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: 26/55500

ADDRESS: FLAT C ON 20/F BLOCK 10
SUN RISE CENTRE
NO.8 SUN RISE ROAD
SHATIN NEW TERRITORIES

地址: 中文地址不詳

備註

REMARKS: THE RENT IS \$2,752 P.A. (STTL 331)

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
SUN RISE DEVELOPMENT COMPANY LIMITED		ST248616	19/11/1976	17/12/1976	\$29,565,878.00
-					
		備註 REMARKS: ASSIGNMENT OF STTL 331			
JIMMY HO	JOINT TENANT	ST248620	23/10/1980	21/11/1980	\$200,560.00
SOFIA SIU	JOINT TENANT				
		備註 REMARKS: ASSIGNMENT			
ANDY NG		ST345960	13/10/1981	02/11/1981	\$250,000.00
-					
		備註 REMARKS: ASSIGNMENT			
AARON LEUNG		ST480537	17/12/1985	06/01/1986	\$315,000.00
-					
LEON FUNG	ADMINISTRATOR	ST2627407	14/03/2002	09/04/2003	-
-					
KELLY LAM	ADMINISTRATOR				
-					
FELIX HO		ST2635922	26/05/2003	20/06/2003	\$1,000,000.00
-					
JOYCE MUI		ST2721264	12/11/2004	02/12/2004	\$840,000.00
-					
		備註 REMARKS: EXERCISE OF POWER OF SALE IN LEGAL CHARGE / MORTGAGE M/N 2635923			
EMILY LAM 林靜		05042813091321 ASSIGNMENT	06/04/2005	28/04/2005	\$1,055,000.00

EDMOND TSANG 曾小明	05102113351160 ASSIGNMENT	30/09/2005	21/10/2005	\$1,200,000.00
MANDY CHAN 陳曼莉	10072812781237 ASSIGNMENT	02/07/2010	28/07/2010	\$1,600,000.00
TOP TEN LIMITED 十全有限公司	20080511631149 ASSIGNMENT	20/07/2020	05/08/2020	\$3,860,000.00

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
ST276580	03/10/1978	19/10/1978	MODIFICATION LETTER	-	-
ST304925	05/05/1980	13/06/1980	DEED OF MUTUAL COVENANT WITH PLANS	-	-
ST315507	-	21/11/1980	MORTGAGE	ABC BANK LIMITED	-
備註 REMARKS: THE CONSIDERATION IS TO GRANT GENERAL BANKING FACILITIES TO THE EXTENT OF \$150,000					
ST345959	-	-	REASSIGNMENT	-	-
ST461169	18/06/1985	08/07/1985	CERTIFICATE OF COMPLIANCE	-	-
備註 REMARKS: RE STTL 331					
ST480538	17/12/1985	06/01/1986	MORTGAGE	BMW BANKING CORPORATION	-
備註 REMARKS: THE CONSIDERATION IS TO GRANT GENERAL BANKING FACILITIES TO THE EXTENT OF \$327,600					
ST2636460	26/05/2003	25/06/2003	RELEASE	-	-
ST603293	12/02/1988	20/02/1988	MEMORANDUM OF OUTSTANDING SERVICE & MANAGEMENT FEES & OTHER CHARGES	-	-
ST2635921	26/05/2003	20/06/2003	MEMORANDUM OF DISCHARGE	-	-
ST2626435	29/03/2003	29/03/2003	MEMORANDUM OF CHARGE	-	-
備註 REMARKS: BY SUN RISE CENTRE MANAGEMENT SERVICES LIMITED					

ST2635921	26/05/2003	20/06/2003	MEMORANDUM OF DISCHARGE	-	-
ST2628397	21/03/2003	17/04/2003	PROVISIONAL AGREEMENT FOR SALE AND PURCHASE (IN CHINESE)	KIT TSE	\$680,000.00
			備註	REMARKS: SEE ASSIGNMENT M/N 2635922	
ST2631081	15/04/2003	02/05/2003	AGREEMENT FOR SALE AND PURCHASE	KIT TSE	\$680,000.00
			備註	REMARKS: SEE ASSIGNMENT M/N 2635922	
ST2633381	30/04/2003	23/05/2003	AGREEMENT FOR SUB-SALE AND PURCHASE	FELIX HO	\$1,000,000.00
			備註	REMARKS: BY KIT TSE SEE ASSIGNMENT M/N 2635922	
ST2635923	26/05/2003	20/06/2003	LEGAL CHARGE / MORTGAGE	STANDARD BANK AS A LENDER AND AS AGENT FOR THE HONG KONG HOUSING AUTHORITY	-
			備註	REMARKS: FOR CONSIDERATION SEE MEMORIAL POWER OF SALE EXERCISED SEE ASSIGNMENT M/N 2721264	
ST2716261	13/10/2004	11/11/2004	MEMORANDUM OF AGREEMENT FOR SALE AND PURCHASE BY STANDARD BANK	JOYCE MUI	\$840,000.00
			備註	REMARKS: SEE ASSIGNMENT M/N 2721264	
ST2721265	12/11/2004	02/12/2004	MORTGAGE	STANDARD BANK LIMITED	-
			備註	REMARKS: THE CONSIDERATION IS ALL MONEYS	
05042813091312	06/04/2005	28/04/2005	RECEIPT ON DISCHARGE OF A CHARGE	-	-
05022811181150	21/02/2005	28/02/2005	AGREEMENT FOR SALE AND PURCHASE	EMILY LAM 林靜	\$1,055,000.00
			備註	REMARKS: SEE ASSIGNMENT MEM. NO. 05042813091321	
05042813091339	06/04/2005	28/04/2005	MORTGAGE DEED	PVC BANK LIMITED	ALL MONEYS
05102113351146	30/09/2005	21/10/2005	RECEIPT ON DISCHARGE OF A CHARGE	-	-
05082412861159	05/08/2005	24/08/2005	AGREEMENT FOR SALE AND PURCHASE	EDMOND TSANG 曾小明	\$1,200,000.00
			備註	REMARKS: SEE ASSIGNMENT MEM. NO. 05102113351160	
05102113351168	30/09/2005	21/10/2005	MORTGAGE/LEGAL CHARGE	STANDARD BANK (HONG KONG) LIMITED 標準銀行(香港)有限公司	ALL MONEYS
10072812781228	02/07/2010	28/07/2010	RECEIPT ON DISCHARGE OF A CHARGE	-	-
09030300680041	18/02/2009	03/03/2009	SEALED COPY CHARGING ORDER: NOTICE TO SHOW CAUSE	DBB FINANCE LIMITED "PLAINTIFF" EDMOND TSANG "DEFENDENT"	
			備註	REMARKS: IN D.C.C.J. NO.225 OF 2009	
09032902650091	16/03/2009	29/03/2009	SEALED COPY CHARGING ORDER: ABSOLUTE	DBB FINANCE LIMITED "PLAINTIFF" EDMOND TSANG "DEFENDENT"	-
			備註	REMARKS IN D.C.C.J. NO.225 OF 2009	
09072902650091	17/07/2009	29/07/2009	SEALED COPY ORDER	-	
			備註	REMARKS: IN D.C.C.J. NO.225 OF 2009 TO DISCHARGE MEM. NOS. 09030300680041 & 09032902650091	

10060311561392	07/05/2010	03/06/2010	AGREEMENT FOR SALE AND PURCHASE	MANDY CHAN 陳曼莉	\$1,600,000.00
備註 REMARKS: SEE ASSIGNMENT MEM. NO. 10072812781237					
11012411401124	31/12/2010	24/01/2011	MORTGAGE	BMW BANKING CORPORATION LIMITED	ALL MONEY
11081511601177	20/07/2011	15/08/2011	RELEASE	-	-
20060911551132	02/06/2020	09/06/2020	AGREEMENT FOR SALE AND PURCHASE	TOP TEN LIMITED 十全有限公司	\$3,860,000.00
備註 REMARKS: SEE ASSIGNMENT MEM. NO.: 20080511631149					
20100311441172	21/09/2020	03/10/2020	MORTGAGE	BMW BANKING CORPORATION LIMITED	ALL MONIES
20122012641175	10/11/2020	20/12/2020	ORDER NO.D11232/HK/20 UNDER SECTION 24(1) OF THE BUILDINGS ORDINANCE	-	-

備註 REMARKS: BY THE BUILDING AUTHORITY

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 *****



估價編號 : 323-93202-0490-0M
Assessment No. : 323-93202-0490-0M
資料提供日期 : 13-Feb-2023
Date of Provision of Information : 13-Feb-2023
最早發出入伙文件日期 : 02-Feb-1980
Date of Issue of the Earliest Occupation Document : 02-Feb-1980
時間 : 16:59:54
面積對算值 : 1 平方米 = 10.764 平方呎
Time : 16:59:54
Area Conversion Factor : 1 m² = 10.764 ft²

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 : RVD16042513	物業地址或名稱 : 沙田 晨光道8號 晨光中心 10 座 20樓C室	Address or description of tenement : 8 SUN RISE ROAD SUN RISE CENTRE BLOCK 10 20/F FLAT C SHATIN
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供差餉或地租評估的物業類別 : 私人住宅物業
Property Type for Rates or Government Rent Purposes : Private Domestic Property

實用面積 : 42.7 平方米 m²
Saleable Area

** 計算此物業的「實用面積」時，所採納的牆身厚度最多不超過 230 毫米。

A maximum wall thickness of 230 mm is adopted in calculating the "Saleable Area" of this property.

面積資料最後更新日期 : 11-Feb-2009
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獨立使用的樓面面積，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、升降機槽、入牆暗渠、大堂及公用洗手間。實用面積是量度至外牆的表面或共用牆的中線所包括的面積。窗台、平台、天台、梯屋、閣樓、花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

Saleable area is defined as the floor area exclusively allocated to the unit including balconies, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

重要通告 IMPORTANT NOTES

謹請注意，此項查詢服務的收費只為收回運作成本，並不包括任何利潤元素。由「物業資訊網」發放的資料，乃摘取自差餉物業估價署的物業資料庫，該資料庫主要是為評估差餉及地租而設。此資訊系統所發放的資料只為查詢人提供快捷參考用途。除用作為評估差餉及地租外，本署決不能保證有關資料的準確性。由於庫內所存資料只為評估差餉及地租的用途，本署或本署職員因此毋須為引用此等資料作其他用途而導致的損害或損失負責上責任。在此情況下，使用本「物業資訊網」系統的查詢人最好從正本文件及圖則核實資料，如有需要，更應諮詢所聘專業人士的意見。

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.

物業資訊網入伙文件對照編號
PIO Serial Number of Occupation Document :

029821

入伙紙所載資料 Information contained in Occupation Permit

物業地址或名稱
Property address or description :入伙紙編號
Permit Number : NT 17/80入伙紙發出日期
Permit issued on : 2-Feb-1980屋宇署檔案號碼
Buildings Department's
Reference Number : 2/9163/76(1)入伙紙類別
Permit Type : FULL PERMIT許可物業用途
Permitted occupation purposes :Phase II (Blocks 1, 2, 5 to 10)

Lower Ground Floor : 1 Emporium, 1 transformer room, 1 switch room, 1 public toilet and bus stop for non-domestic use.

Mezzanine Floor : 1 emporium and car port for non-domestic use.

Ground Floor : 1 emporium, 2 shops, car port, 1 electricity room and 1 meter room for non-domestic use.

Upper Ground Floor : Shops for non-domestic use.

1st Floor : 1 emporium and roof garden for non-domestic use.

2nd Floor : Roof garden for non-domestic use.

Above roof garden, 8 residential blocks for domestic use are as follows :

Blocks 1 and 2

3rd-32nd Floors (inclusive) : 8 flats per floor in each block for domestic use.

Blocks 5 and 6

2nd-32nd Floors (inclusive) : 8 flats per floor in each block for domestic use.

Blocks 7 and 8

2nd-31st Floors (inclusive) : 6 flats per floor in each block for domestic use.

Block 9

2nd-33rd Floors (inclusive) : 6 flats per floor for domestic use.

Block 10

2nd-19th Floors (inclusive) : 6 flats per floor for domestic use.

20th-23rd Floors (inclusive) : 5 flats per floor for domestic use.

24th-27th Floors (inclusive) : 3 flats per floor for domestic use.

註釋 EXPLANATORY NOTES

上述資料摘錄自屋宇署發出的有關佔用許可證，經由差餉物業估價署的物業資訊網發放，用以查證有關物業的「用途限制」，以符合《地產代理常規（一般責任及香港住宅物業）規例》的規定。

The above information is extracted from the relevant Occupation Permit issued by the Buildings Department. It is released by the Rating and Valuation Department via its Property Information Online for the purpose of ascertaining the user restrictions of the property concerned in compliance with the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation.

A N A G R E E M E N T is made the 2nd day of June

Two thousand and Twenty

BETWEEN the party or parties more particularly described in Part I of the First Schedule hereto ("the Vendor") of the one part and the party or parties more particularly described in Part II of the First Schedule hereto ("the Purchaser") of the other part.

WHEREBY IT IS AGREED between the parties hereto as follows:-

1. (a) The Vendor (in the capacity set out in Part I of the First Schedule hereto) shall sell and the Purchaser shall purchase (in the capacity set out in Part II of the First Schedule hereto) All That the land more particularly described in the Second Schedule hereto ("the Property") **TOGETHER** with certain furniture, fixtures and appliances more particularly set out in the list attached hereto ("the said Furniture, Fixtures and Appliances") and the appurtenances thereto and all the estate right title interest property claim and demand whatsoever of the Vendor therein and thereto.
- (b) The Purchaser fully acknowledges that
 - (i) the Property are sold absolutely subject to the terms and conditions contained in the Government Lease or Conditions of Sale or Conditions of Exchange or Conditions of Regrant or Conditions of Renewal insofar as no certificate of compliance has been issued so that only an equitable estate or interest of and in the Property will be delivered to the Purchaser on completion and
 - (ii) the Property are sold for the residue of the term of years subject to the terms and conditions contained in the Government Lease or Conditions of Sale or Conditions of Exchange or Conditions of Regrant or Conditions of Renewal insofar as the conditions therein have been, or are deemed to have been, complied with

Subject to the payment of the Government rent (if any) and to the performance and observance of Government Lessee's covenants and conditions payable and to be performed and observed in respect of the same and also subject to the Deed of Mutual Covenant or Deed of Covenant and the Management Agreement (if any and whether incorporated therein or otherwise) and the Deed of Grant of Easement(s) or other deeds of a like nature (if any) relating to the Property referred to in Part 2 of the Second Schedule hereto affecting the Property and all easements (if any) subsisting therein and with the benefit of and subject to all rights of way (if any).

- (g) This Agreement is preceded by a Provisional Agreement for Sale and Purchase made between the same parties and on the same terms dated 20th May 2020 (the "Preceding Agreement")
- (h) A date has been agreed for a conveyance on sale pursuant to this Agreement, and that is the date of completion set out in the Fourth Schedule hereto.
- (i) Consideration for the conveyance on sale that is to, or may, take place pursuant to this Agreement has also been agreed, the consideration being the Purchase Price set out in the Third Schedule hereto.
- (j) No other amount or value of any other consideration has been or has agreed to be paid or given to any person for or in connection with this sale and purchase of the Property between the Vendor and the Purchaser (other than legal expenses and estate agent's commission payable under the Provisional Agreement).
- (k) It is hereby certified that the transaction agreed to or effected by this Agreement 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

LIST OF THE SAID FURNITURE, FIXTURES AND APPLIANCES

樓價包括全屋入牆傢俬、裝修及燈泡及附器。

考考你 (練習三):



根據土地查冊 (例子 4) 和有關物業的差餉物業估價署「物業資訊網」的資料找出以下各項資料 (以查冊日期計):

- 1) 轉過幾多手?
- 2) 現時註冊業主
- 3) 擁有形式
- 4) 有效的產權負擔
- 5) 實用面積
- 6) 落成年份
- 7) 用途限制
- 8) 租契未滿年期及續租權
- 9) 行將批給租契年期
- 10) 首份轉讓的買賣協議的註冊摘要編號
- 11) 最近一份臨時買賣合約的日期
- 12) 最近一份正式買賣合約的日期
- 13) 最近一份轉讓契的日期和註冊摘要編號
- 14) 如現時業主在 14/02/2023 與買家訂立買賣合約出售

例子 4 的單位，該交易須繳付的額外印花稅嗎？稅率是多少？

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): B8466710

地段編號

LOT NO.: THE REMAINING PORTION OF INLAND LOT NO. 5709 批約 HELD UNDER: CONDITION OF SALE NO. 4014
AND THE EXTENSION THERETO 年期 LEASE TERM: 75 YEARS RENEWABLE FOR 75 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 13/11/1939
每年地稅 RENT PER ANNUM: \$3,460,286.00

所佔地段份數

SHARE OF THE LOT: 14/5379

ADDRESS: FLAT D ON 10TH FLOOR OF BLOCK 2 地址:中文地址不詳
RONS GARDEN
NO. 25 TAI HANG DRIVE
HONG KONG

備註

REMARKS: SEE LEASE OF TIGER GARDENS FOR 20 YEARS FROM 28.7.69 RE I.L.5709 (MEM. NO.906856)

MODIFICATION LETTER WITH PLAN RE I.L.5709 (MEM. NO.2007782)
DEED POLL WITH PLAN (MEM. NO. 2819389)
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. HK4/84 DATED 6.1.84
NEW RENT UNDER GOVERNMENT LEASES ORDINANCE FROM 13.11.2014 IS \$8,622 P.A. (P.8521)

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
PAR INVESTMENTS LIMITED		UB2044972	09/01/1981	21/03/1981	\$24,500,000.00 (PT.)
-					
備註 REMARKS: ASSIGNMENT					
LEUNG KOON	JOINT TENANT	UB3193472	30/09/1986	31/10/1986	\$1,186,700.00 (PT.)
-					
CHING SUK YI	JOINT TENANT				
-					
備註 REMARKS: ASSIGNMENT WITH PLANS					
CHINA INTERNATIONAL CO. LIMITED		UB4023610	20/02/1989	23/03/1989	\$2,190,000.00 (PT.)
-					
MOK MAN KI	JOINT TENANT	UB5339317	30/05/1992	10/07/1992	\$4,300,000.00 (PT.)
-					
WONG LUK	JOINT TENANT				
-					

UB3193473	30/09/1986	31/10/1986	TRIPARTITE LEGAL CHARGE AND MORTGAGE	STANDARD BANK -	-
			備註 REMARKS:THE CONSIDERATION IS TO SECURE "ALL MONEYS" IN RESPECT OF GENERAL BANKING FACILITIES		
UB4023609	20/02/1989	23/03/1989	RECEIPT ON DISCHARGE -		-
					-
UB3194767	01/07/1986	31/10/1986	DEED POLL SUPPLEMENTAL TO DEED POLL MEM. NO. 2819389 WITH PLAN	- - -	-
			備註 REMARKS:RE SEC. A & THE EXTENSION THERETO		
UB3991484	17/01/1989	22/02/1989	AGREEMENT FOR SALE AND PURCHASE	CHINA INTERNATIONAL CO. LIMITED	\$2,190,000.00 (PT.)
			備註 REMARKS:SEE ASSIGNMENT MEM. NO.4023610		
UB4023611	20/02/1989	23/03/1989	LEGAL CHARGE TO SECURE GENERAL BANKING FACILITIES	STANDARD BANK -	-
			備註 REMARKS:THE CONSIDERATION IS "ALL MONIES"		
UB5339316	30/05/1992	10/07/1992	RECEIPT ON DISCHARGE - OF A CHARGE	- -	-
UB5299810	06/04/1992	09/06/1992	AGREEMENT FOR SALE AND PURCHASE	MOK MAN KI WONG LUK - (JOINT TENANTS)	\$4,300,000.00 (PT.)
			備註 REMARKS:SEE ASSIGNMENT MEM. NO. 5339317		
UB5339318	30/05/1992	10/07/1992	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	GENE BELGIAN BANK -	-(PT.)
			備註 REMARKS:THE CONSIDERATION IS TO THE EXTENT OF UNLIMITED AMOUNT		
UB5628027	01/04/1993	01/05/1993	RECEIPT ON DISCHARGE - OF A CHARGE	- -	-
UB5606656	12/03/1993	15/04/1993	AGREEMENT FOR SALE AND PURCHASE	LO KWAI HIN - LO SHUN KWA SERMOND - (JOINT TENANTS) -	\$4,400,000.00 (PT.)
			備註 REMARKS:SEE ASSIGNMENT MEM. NO. 5631402		
UB5628028	01/04/1993	01/05/1993	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	OVERSEAS TRUST BANK LIMITED -	-(PT.)
			備註 REMARKS:THE CONSIDERATION IS ALL MONEYS BY LO KWAI HIN & LO SHUN KWA SERMOND		
UB6793141	30/09/1996	26/10/1996	RECEIPT ON DISCHARGE - OF A CHARGE	- -	-
UB5793507	17/08/1993	22/09/1993	DEED OF VARIATION OF MORTGAGE M/N 5628028 LIMITED	OVERSEAS BANK -	-(PT.)
			備註 REMARKS:TO SECURE GENERAL BANKING FACILITIES THE CONSIDERATION IS ALL MONEYS		

UB6793141	30/09/1996	26/10/1996	RECEIPT ON DISCHARGE - OF A CHARGE	-	-
UB6190566	12/12/1994	29/12/1994	MANAGEMENT AGREEMENT	GOOD PROPERTY MANAGEMENT LIMITED "THE MANAGER"	-
UB6651958	21/05/1996	25/06/1996	MANAGEMENT AGREEMENT	GOOD PROPERTY MANAGEMENT LIMITED "THE MANAGER"	-
UB6793142	30/09/1996	26/10/1996	LEGAL CHARGE TO SECURE GENERAL BANKING FACILITIES	GENE BELGIAN BANK CARRYING ON THE BANKING BUSINESS IN HONG KONG UNDER THE NAME OF BEL BANK	- (PT.)
備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL					
UB9029451	15/09/2003	23/10/2003	RECEIPT ON DISCHARGE - OF A CHARGE	-	-
UB7604581	11/06/1998	11/11/1998	MANAGEMENT AGREEMENT	GOOD PROPERTY MANAGEMENT LIMITED "MANAGER"	-

UB8757477	10/08/2002	17/08/2002	SECOND MORTGAGE TO SECURE GENERAL CREDIT FACILITIES	LEE YUK KWA TRADING AS JAF FINANCE COMPANY	- (PT.)
備註 REMARKS: THE CONSIDERATION IS TO AN UNLIMITED EXTENT					
UB8992391	09/08/2003	26/08/2003	RELEASE	-	-
UB8995635	04/08/2003	30/08/2003	AGREEMENT FOR SALE AND PURCHASE	AU MAN - CHAN WING - (JOINT TENANTS)	\$3,880,000.00 (PT.)
備註 REMARKS: SEE ASSIGNMENT M/N 9019364					
UB9019365	15/09/2003	10/10/2003	MORTGAGE	THE HK AND SHANGHAI BANKING CORPORATION LIMITED	- (PT.)
備註 REMARKS: THE CONSIDERATION IS ALL MONEYS					
08022703180083	29/12/2007	27/02/2008	RELEASE	-	-
21041002040017	13/03/2021	10/04/2021	CARBON COPY PRELIMINARY SALE & PURCHASE AGREEMENT -	GOLDEN RIGHT SYSTEMS LIMITED	\$13,900,000.00 (PT.)
備註 REMARKS: SEE ASSIGNMENT MEM. NO. 21060501940024					

21060501940035	14/05/2021	05/06/2021	LEGAL CHARGE/MORTGAGE	S C BANK (HONG KONG) LIMITED 大大銀行(香港)有限公司	TO SECURE ALL MONIES IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
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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 *****



估價編號 : 145-57226-5450-0W
Assessment No. : 145-57226-5450-0W
資料提供日期 : 14-Feb-2023
Date of Provision of Information : 14-Feb-2023
最早發出入伙文件日期 : 30-May-1986
Date of Issue of the Earliest Occupation Document : 30-May-1986
時間 : 16:09:24
面積對算值 : 1 平方米 = 10.764 平方呎
Time : 16:09:24
Area Conversion Factor : 1 m² = 10.764 ft²

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 : RVD161212	物業地址或名稱 : 大坑徑25號 朗仕花園 2座 10樓 D室	Address or description of tenement : 25 TAI HANG DRIVE RONS GARDEN BLK 2 10/F FLAT D
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供差餉或地租評估的物業類別 : 私人住宅物業
Property Type for Rates or Government Rent Purposes : Private Domestic Property

實用面積 : 89.4 平方米 m²
Saleable Area : 89.4 m²

附註 此物業有下列附屬設施，並不包括在「實用面積」內。
Remarks This property has the following ancillary accommodation which has not been included in the "Saleable Area".
(i) 窗台面積 Bay Window Area : 1.5 平方米 m²

** 計算此物業的「實用面積」時，所採納的牆身厚度最多不超過 230 毫米。

A maximum wall thickness of 230 mm is adopted in calculating the "Saleable Area" of this property.

面積資料最後更新日期 : 11-Feb-2009
Last Update Date of Floor Area Information : 11-Feb-2009

實用面積定義 Definition of Saleable Area

實用面積是指個別單位獨立使用的樓面面積，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、升降機槽、入牆暗渠、大堂及公用洗手間。實用面積是量度至外牆的表面或共用牆的中線所包括的面積。窗台、平台、天台、梯屋、閣樓、花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

Saleable area is defined as the floor area exclusively allocated to the unit including balconies, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

重要通告 IMPORTANT NOTES

謹請注意，此項查詢服務的收費只為收回運作成本，並不包括任何利潤元素。由「物業資訊網」發放的資料，乃摘取自差餉物業估價署的物業資料庫，該資料庫主要是為評估差餉及地租而設。此資訊系統所發放的資料只為查詢人提供快捷參考用途。除用作為評估差餉及地租外，本署決不能保證有關資料的準確性。由於庫內所存資料只為評估差餉及地租的用途，本署或本署職員因此毋須為引用此等資料作其他用途而導致的損害或損失負責上責任。在此情況下，使用本「物業資訊網」系統的查詢人最好從正本文件及圖則核實資料，如有需要，更應諮詢所聘專業人士的意見。

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.

物業資訊網入伙文件對照編號
PIO Serial Number of Occupation Document :

006173

入伙紙所載資料 Information contained in Occupation Permit

物業地址或名稱
Property address or description :

Tai Hang Drive on Lot No. I.L. 57

入伙紙編號
Permit Number : H57/86入伙紙發出日期
Permit issued on : 30-May-1986屋宇署檔案號碼
Buildings Department's BLD(B) 2/1138/80
Reference Number :入伙紙類別
Permit Type : FULL PERMIT許可物業用途
Permitted occupation purposes :

- Level 5 : Carparking space for non-domestic use.
- Level 4 : Carparking space for non-domestic use.
- Level 3 : Carparking space for non-domestic use.
- Level 2 : Carparking space for non-domestic use.
- Level 1 : 3 pump rooms, 2 F.S. pump rooms, filtration plant room, sewage sump tank room and carparking space for non-domestic use.
- Ground Floor : Swimming pool with male and female changing rooms, 2 switch rooms, 2 B.T.M. rooms, 2 transformer rooms, management office, 2 reception counters and carparking space for non-domestic use.
- Upper Ground Floor : 2 M.D.F. rooms and children's playgrounds for non-domestic use.
2 caretaker's rooms with bathrooms for domestic use.
- 2 Residential Towers (blocks 1 and 2)
1st to 33rd Floors (inclusive) : 6 flats per floor for domestic use.

註釋 EXPLANATORY NOTES

上述資料摘錄自屋宇署發出的有關佔用許可證，經由差餉物業估價署的物業資訊網發放，用以查證有關物業的「用途限制」，以符合《地產代理常規（一般責任及香港住宅物業）規例》的規定。

The above information is extracted from the relevant Occupation Permit issued by the Buildings Department. It is released by the Rating and Valuation Department via its Property Information Online for the purpose of ascertaining the user restrictions of the property concerned in compliance with the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation.