

地產代理監管局實務證書課程

單元三 地產代理實務與實用知識

第九課 掌握土地查冊



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課前熱身題

課前熱身題 (Q1)

香港現時是實行契約註冊制度還是業權註冊制度？

A. 契約註冊制度

B. 業權註冊制度

課前熱身題 (Q2)

土地登記冊分幾類?

A. 1

B. 2

課前熱身題 (Q3)

土地登記冊記載的資料分幾欄？

A. 3

B. 4

課前熱身題 (Q4)

若要取得首次轉讓的買賣協議，應在土地查冊的哪一部分查找？

- A. 業主資料
- B. 物業涉及的轉讓

課前熱身題 (Q5)

若要取得最近一份轉讓契，應在土地查冊的哪一部分查找？

- A. 物業資料
- B. 業主資料

內容

- 契約註冊制度及文書註冊的重要性
- 示範如何從土地註冊處進行土地查冊
- 土地登記冊的內容
- 簡介常見的產權負擔

契約註冊制度 (Deeds Registration System)

- 香港現實行契約註冊制度，依《土地註冊條例》成立
- 每項物業均備有一個土地登記冊
- 凡影響物業的契約或其他文件遞交註冊，載於契約或文件的詳情皆會在該物業的土地登記冊上登記
- 土地登記冊全部電腦化，註冊的文件全部備有影像文本，可供公眾查閱 (但須支付指定費用)
- 任何人士(如準買家或銀主)可在決定買入或接受按揭前查閱有關資料

契約註冊制度 (Deeds Registration System)

《土地註冊條例》 (Cap. 128) 的重要條款

第2條:

- 所有影響香港任何物業的書面形式的文書均可在土地註冊處註冊
- 唯一要求就是文書影響有關物業

契約註冊制度 (Deeds Registration System)

第3(1)條:

- 已註冊文書須按照其各自註冊日期的先後而訂出彼此之間的優先次序

第5條:

- 若然在簽立後一個月內註冊，則優先權由文書簽立日起計，而非由文書註冊日起計 (押記令/待決案件除外)
 - 故此，律師是務求於文書簽立後一個月內將其註冊

第5A條:

- 押記令及待決案件 - 由註冊日期的翌日起計

契約註冊制度 (Deeds Registration System)

第3(2)條:

- 沒有註冊的文書對付出有值代價的任何其後真誠買方或承按人絕對無效
 - **例外:** 不超過3年租期且繳付全額租金的真正租約
 - **註:** 不超過3年租期的租約無須註冊，除非租約載有其他土地權益，例如：
 - 續租權 (option to renew)
 - 購買權 (option to purchase)

契約註冊制度 (Deeds Registration System)

第4條:

- 關於任何較先未註冊契據、轉易契或其他書面形式的文書或判決的任何通知，不論其為實際或推定的通知，均不影響已妥為註冊的任何上述該等文書的優先次序

練習：註冊日期 vs. 優先權日期

文書	文書日期	註冊日期	優先權日期
買賣合約 (Agreement for sale and purchase)	20/05/2022	19/06/2022	20/05/2022
轉讓契 (Assignment)	18/02/2022	18/03/2022	18/03/2022
租契 (Lease)	03/07/2022	02/08/2022	03/07/2022
押記令 (Charging Order)	18/02/2022	23/02/2022	24/02/2022
原訴傳票 (Originating Summons)	09/03/2022	05/04/2022	06/04/2022
法庭判決 (Judgment)	28/04/2022	15/05/2022	28/04/2022
法定押記 (Legal Charge)	10/07/2022	11/08/2022	11/08/2022

第5A條

第5A條

2002

編號02-10(CR)信託戶

* 編號02-05(CR)與樓盤

編號02-01(CR)使用盜

2001

編號01-16(CR)發牌規

編號01-11(CR)處置客

編號01-10(CR)有關負

* 編號01-09(CR)住宅物

編號01-08(CR)有關確

* 編號01-07(CR)「地產

編號01-03(CR)新版權法4月1日生效

* 編號01-01(CR)非法轉讓居屋

2000

編號00-12(CR)有關帶客視察物業的保安措施 (2)

編號00-11(CR)《個人資料 (私隱) 條例》(2)

* 編號00-09(CR)《常規規例》有關廣告宣傳的規定

編號00-08(CR)屋宇署減收申請「佔用許可證」副本費用

編號00-05(CR)「租者置其屋計劃」及「居屋第二市場計劃」新訂明文件

1999

編號99-17(CR)地產代理名片

編號99-11(CR)物業資料查冊常見英中詞彙

編號99-08(CR)有關帶客視察物業的保安措施

編號99-01(CR)有關負資產物業

規管

操守守則

執業通告

標準文件

地產代理資訊保安及私隱保護政策與指引

經理的有效控制

第40條的要求及表格

規管

規管

操守守則

執業通告

標準文件

地產代理資訊保安及私隱保護政策與指引

經理的有效控制

第40條的要求及表格

English-Chinese Glossary of Terms Commonly Found in Property Information Searches

物業資料查冊常見英中詞彙

Agreement for Sale and Purchase

All monies

Approval Letter of Succession

Approval of Appointment of Manager

Assent

Assignment

Block Government Lease

Building Licence

Building Mortgage/Building Legal Charge

Car Park Layout Plan

Certificate of Compliance

Certificate of Exemption of Estate Duty

Certificate of Incorporation on Change of Name

Certificate of Satisfaction

Charging Order Absolute

Conditions of Exchange

Conditions of Grant

Conditions of Re-grant

Consent Letter

Death Certificate

Debenture

Deceased

Declaration of Trust

Deed

Deed of Exchange

Deed of Gift

Deed of Mutual Covenant

Deed of Partition

Deed of Rectification

Deed of Release

Deed Poll

Deed of Trust

Discharge of Mortgage

Equitable Mortgage

Further Charge

Government Lease

Government Rent

買賣協議

一切款項

遺產繼承批准書

司理委任批准書

允許書

轉讓契

集體官契

建築許可證

建築按揭/建築抵押

停車場發展藍圖

合格證明書

豁免遺產稅證明書

更易名稱證明書

清償證明書

絕對押記令

換地條件

批地條件

重批條件

同意書

死亡證明書

債權證

已故

信託聲明書

契據/契約

交換契據

送讓契

公契

分產契

修正契

解除責任契約/解除扣押契約

平邊契據

信託契據

按揭解除

衡平法上的按揭(俗稱樓花按揭)

再進行押記

政府租契

地稅



資訊中心

新聞稿

監管局刊物

短片

主要數字

常用表格

特別公布

刊物

- 監管局年報
- 優質執業手冊 (與廉政公署聯合出版)
- 《操守守則》及《地產代理條例》簡介
- 《操守守則》實例
- 紀律研訊案例輯錄
- 加入地產代理行業
- 地產代理監管局十五周年紀念特刊
- 地產代理監管局十周年紀念特刊
- 新鮮人
- 非本地學生在香港租屋指南 PDF
- 地產代理業辭彙
- 安心租屋指南
- 購買二手住宅物業須知 (與消費者委員會聯合出版)
- 專業天地
- 地產代理紀律研訊案例選輯 — 一手住宅物業
- 地產代理資訊保安及私隱保護政策與指引
- 成交與誠信 (與廉政公署聯合出版)
- 住宅物業「開門七件事」
- 專題論集:代理法

A Glossary of Terms for the Estate Agency Industry

地產代理業辭彙

EMA 地產代理監管局
ESTATE AGENTS AUTHORITY

acoustic treatment	隔音措施; 消音處理	隔音措施; 消音处理	gēyīncuòshī; xiāoyīn chǔlǐ
acquire	獲取;取得;收購	获取;取得;收购	huòqǔ; qǔdé; shōugòu
act for purchaser / vendor	代買方 / 賣方行事	代买方 / 卖方行事	dài mǎifāng / màifāng xíngshì
action	訴訟;法律行動	诉讼;法律行动	sùsòng; fālǚ xíngdòng
action for money due	申索到期應繳付款項 的訴訟	申索到期应缴付款项 的诉讼	shēnsuǒ dàoqī yīngjiǎofù kuǎnxiàng de sùsòng
active population	從事經濟活動的人口	从事经济活动的人口	cóngshì jīngjì huódòng de rénkǒu
actual building cost	實際造價/建築成本	实际造价/建筑成本	shíjì zàojià / jiànzhù chéngběn
actual cost rent	實際成本租金	实际成本租金	shíjì chéngběn zājīn
actual notice	實際知悉	实际知悉	shíjì zhīxī
ad valorem duty	按值徵稅; 從價稅	按值徵稅; 从价税	ànzhi zhēngshuì; cóngjiàshuì
adapting works	改裝工程	改装工程	gǎizhuāng gōngchéng
additional security	附加保證; 附加抵押品	附加保证; 附加抵押品	fùjiā bǎozhèng; fùjiā dīyāpǐn
additions policy (public housing)	加戶政策 (公屋)	加户政策 (公屋)	jiāhù zhèngcè (gōngwū)
address	地址;住址	地址;住址	dìzhǐ; zhùzhǐ
adjacent unit	相連單位	相连单位	xiānglián dānwèi
adjourn	延期;押後	延期;押后	yánqī; yāhòu
adjudicated bankrupt	被判定破產	被判定破产	bèipàndìng pòchǎn

adjudication fee	裁定費;評估契據費; 評定印花稅額手續 費;審裁費	裁定费;评估契据费; 评定印花税额手 续费;审裁费	cáidìngfèi; pínggū qǐjùfèi; píngdìng yìnhuāshuì'è shòuxùfèi; shēncáifèi
adjudication of insolvency	裁定無力償還債務	裁定无力偿还债务	cáidìng wúlì chánghuán zhàiwù
adjudicator	審裁員	审裁员	shēncáiyuán
administer an oath/ affirmation	監誓	监誓	jiānshì
administrator	管理人	管理人	guǎnlǐrén
administrator of estate	遺產管理人	遗产管理人	yíchǎn guǎnlǐrén
admissibility of evidence	證據的可接納性	证据的可接纳性	zhèngjù de kējīnàxìng
admonish	訓誡	训诫	xùnjiè
adult population	成年人口	成年人口	chéngnián rénkǒu
advance of wages	預支工資	预支工资	yùzhī gōngzī
adversely affect	對……有不利影響	对……有不利影响	duì...yǒu bùlì yǐng xiǎng
advertise / advertisement	宣傳/廣告	宣传/广告	xuānchuán / guǎnggào
advertisement sign	廣告招牌	广告招牌	guǎnggào zhāopái
advertising board	廣告板	广告板	guǎnggàobǎn
advice	意見;忠告	意见;忠告	yìjiàn; zhōnggào
Advisory Council on the Environment (ACE)	環境諮詢委員會	环境咨询委员会	huánjìng zīxún wěiyuánhùi
aerobics room	健身室	健身室	jiànshēnshì

契約註冊制度 (Deeds Registration System)

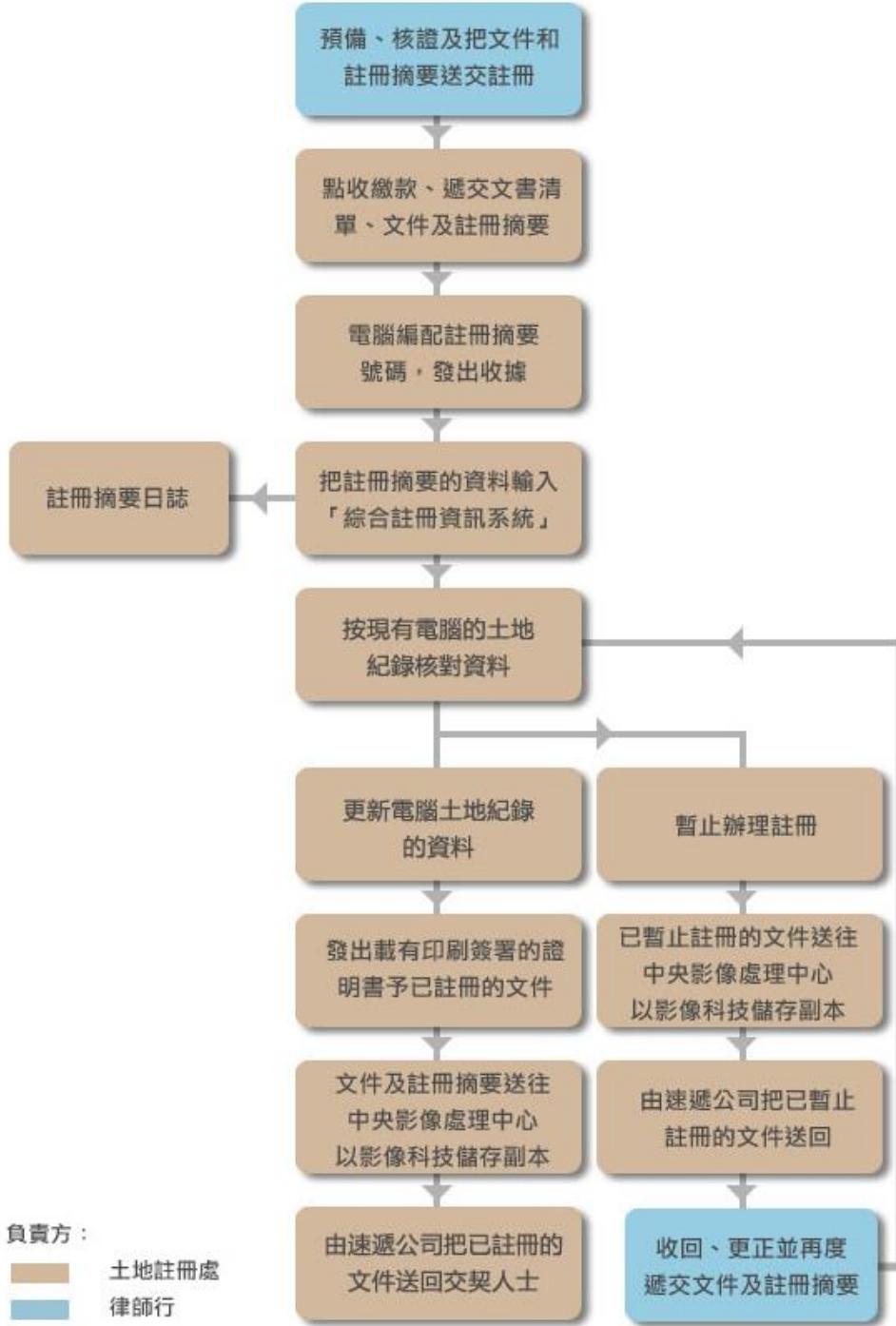
- 註冊並不是妥善業權的證明
- 並不擔保業權妥善
- 要確實業權妥善，須要視察物業及查閱契據
- *Cheerbond Development Ltd. v. Tung Kwok Yu* [2010] 2 HKLRD 546
- *Wong Chim Ying v. Cheng Kam Wing* [1991] 2 HKLR 253

契約註冊制度 (Deeds Registration System)

為什麼要註冊？

- 賦予註冊契約優先次序，並為註冊文書的公開告示
- 已註冊的文書較未經註冊的文書或在其後註冊的文書有優先權
- 註冊後，註冊人將其物業權益知照任何對該物業有興趣的人士
- 已註冊的文書對任何在文書註冊後處理該物業的人士具約束力
- 沒有註冊的文書，對付出有值代價的任何其後真誠買方或承按人，絕對無效

土地註冊處 文書註冊流程表



契約註冊制度 (Deeds Registration System)

業權註冊制度 (Title Registration)

- 在此制度下，已註冊為業主的人士的業權可得到保證
- 業權註冊制度現於英國、加拿大、澳洲、新加坡等應用
- 更有效及可靠的土地擁有權註冊制度
- 香港於2004年7月制定《土地業權條例》(Land Titles Ordinance)
- 業權註冊制度將於不久將來在香港分階段實行
- 業權登記可作為業權憑證，物業轉易所需的時間及成本應可減少

如何取得土地查冊

土地註冊處 - 「綜合註冊資訊系統」 IRIS

- ▶ 網址: www.iris.gov.hk
- ▶ 開放時間: 每天 (包括星期日及公眾假期) 由早上 7時30分至翌日凌晨3時30分 (系統接受訂單的截止時間為凌晨2時30分)
- ▶ 費用: (1) 「現時」的土地查冊 - \$10
(2) 「過往及現時」的土地查冊 - \$25



- 查冊
- 查詢
- 進入訂單
- 信息及說明
- 流動版**
- 相關網

廣播信息

<p>2023年04月30日</p> <p>「綜合註冊資訊系統」 網上服務登記用戶 2023年5月自動轉賬到 期日</p>	<p>2023年04月21日</p> <p>發售第55版街道索引 及第24版新界地段/地 址對照表和免費網上瀏 覽</p>	<p>2022年05月30日</p> <p>推出電子註冊摘要表格 (網上版)</p>	<p>2021年04月01日</p> <p>卡巴斯基安全軟體相關 的網上付款問題</p>
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有關 IRIS



閱覽所有信息



開放時間



『綜合註冊資訊系統』網上服務支援
小組
(852) 3105 0000



土地登記冊及尚未記入土地登記冊的
註冊摘要列表/資料所載的資料於每天
上午7時30分更新



說明

第1步



綜合註冊資訊系統網上服務 - 流動版
土地註冊處

Eng

桌面版本

***溫馨提示：

- * 每項交易最多可訂購5項土地紀錄。
- * 只提供瀏覽器閱覽及電郵。
- * 可用信用卡(Visa或萬事達卡)繳費。

查閱土地登記冊

查閱尚未記入土地登記冊的註冊摘要資料

訂購土地文件

查詢查冊 / 訂單狀況

進入訂單

第2步

(請輸入下列其中一組的資料)

I. 街道名稱

(輸入 * 代表查閱所有座號，所有層數及所有單位)

座號：

*

層數：

*

10

單位 / 號碼：

*

B

(輸入層數以英文地址為準)

屋宇/門牌號數：

8

-

(例如：彌敦道184A號，請輸入 184-A)

街道名稱 (英文 / 中文)：

KING KWONG STREET

地區代號：

--

登記冊類型



分層土地登記冊



第3步

地段：

屋苑 / 樓宇名稱：

屋宇號碼：8

街道名稱：KING KWONG STREET

座號：

層數：10

單位：B

找到完全相配的土地登記冊。

加入訂單並繼續訂購

加入並進入訂單

地址 / 內容

單位：B

物業參考編號：B6205386

FLAT B ON 10TH FLOOR KING KWONG MANSION NO.8 KING KWONG STREET HONG KONG

地址不詳

查詢類別：

現時

全部

第4步

註：服務會於17小時33分後停止，如你選擇利用瀏覽方式收取訂購的文件及查冊結果，你只可在確認訂單後直至停止服務時間(3:30)這段時間內再次瀏覽及有關訂單。

每次交易最多可以訂購5項資料
可用信用卡(Visa或萬事達卡)繳費

查閱土地登記冊



物業參考編號: B6205386

FLAT B ON 10TH FLOOR KING KWONG MANSION NO.8 KING KWONG STREET HONG KONG

中文地址不詳

查詢類別: 現時

估計每份頁數: 5

估計檔案容量(Kb): 40

收取方法:

-- 選擇一項 --

小計

估計頁數: 5

估計檔案容量 (Kb): 40

訂購土地登記冊數目: 1

最大圖別尺寸 - 涉及文件的所有圖別的最大尺寸，可以是A4，A3，A0，> A0

繼續

第5步

客戶資料

** 必須填寫欄目

查冊人士姓名 **:

聯絡人姓名 **:

聯絡人電話號碼 **:

全份交易的用戶參考編號:

(如已選擇 "電郵", 必須填寫此欄)

電郵地址 **:

訂單總數: 1

付款總額 (港元): 10.00

最大圖則尺寸 = 涉及文件的所有圖則的最大尺寸, 可以是A4, A3, A0, > A0

保留以上客戶資料供自動填入下一項交易。

繼續



第6步

查冊人士姓名: EAA
聯絡人姓名: SM(C)
聯絡人電話號碼: 21112777
電郵地址: complaints@eaa.org.hk

查閱土地登記冊

物業參考編號: B6205386
FLAT B ON 10TH FLOOR KING KWONG MANSION NO.8 KING KWONG STREET HONG KONG
中文地址不詳
查詢類別: 現時
估計每份頁數: 5
估計檔案容量(Kb): 40
費用額 (港元): 10.00
收取方法: 電郵

小計

估計頁數: 5
估計檔案容量 (Kb): 40
費用額 (港元): 10.00
訂購土地登記冊數目: 1

訂單總數: 1
付款總額 (港元): 10.00

重要事項: 訂單一經確認, 不得取消或更改訂購項目

最大圖則尺寸 = 涉及文件的所有圖則的最大尺寸, 可以是A4, A3, A0, > A0

確定



第7步

附錄

收集個人資料聲明

收集目的

1. 土地註冊處將會把訂單所收集的個人資料用於以下目的：

- 1.1 處理與提供土地註冊處服務有關的事宜；
- 1.2 方便進行聯絡；及
- 1.3 製備與土地註冊處服務有關的統計資料。

你明白提供個人資料與否純屬自願。倘若你不提供訂單所要求的資料，本處可能無法提供所要求的產品或服務。

請勿提供任何沒有明確規定必須提交的個人資料(包括關乎第三者的個人資料)。如訂單或所提交的任何與其有關的文件中包含任何第三者的資料，本處將視作你已獲該第三者同意披露該等資料，以用於上述目的。

本人已細閱並明白以上視框中所載的「綜合註冊資訊系統」網上服務條款及條件及附錄中所載的「收集個人資料聲明」，並同意受兩者約束。

同意

不同意



第8步

GovHK 香港政府一站通

網上付款服務

查詢

客戶服務熱線
3105 0000

電郵
csa@landreg.gov.hk

VERIFIED
by VISA
VISA 驗證

MasterCard.
SecureCode.

請選擇付款方式：

服務類別 綜合註冊資訊系統
商戶名稱 Land Registry
交易日期 21-07-2015
交易參考編號 HN1507210001670
總額 HK\$ 10.00
付款方式*



取消付款

付款

- 請記錄此交易參考編號或列印本頁。
- 按「付款」鍵後，請不要在你收到確認通知書前離開，否則你的申請可能不被接納。
- 商戶名稱只適用於信用卡付款方式。
- 在特殊情況下，有關部門可能需要安排退款。如該款項經由信用卡支付，一般該款項之信用卡戶口。
- 替政府收取信用卡付款的銀行的網上收費系統曾間歇地出現反應緩慢的情況。等待較長的時間，系統才有回應。該銀行及其網上收費系統承辦商現正進行調卡付款時出現問題，你可以稍後重試，或轉用繳費靈付款。如有不便，敬請原
- 為提高網上交易的安全性，Visa及MasterCard設計了「Visa驗證」及「MasterCard SecureCode」服務。於網上付款時，不同的發卡機構或會以不同的方式來核實持卡人的身份。發卡機構或只會提供英文版本的介面以供輸入。如欲查詢更多有關「Visa驗證」及「MasterCard SecureCode」服務的資料，請與您的發卡機構聯絡。

完成!

收取文件方法

	下載	傳真	郵寄	櫃檯領取	瀏覽器閱覽	電郵
桌面版	✓	✓	✓	✓	✓	✓
流動版	✗	✗	✗	✗	✓	✓

「土地登記冊」的特點

土地註冊處「綜合註冊資訊系統」(IRIS)的「土地登記冊」有以下特點：

(1) 物業參考編號 (PRN)

每個土地登記冊配有一個獨有8數位識別編號

(2) 欄目名稱中英對照

(3) 土地登記冊記載所知悉的物業中文地址和各方的中文姓名

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 08/11/2013 11:22
查冊者姓名 NAME OF SEARCHER: ABC ESTATE AGENCY
查冊種類 SEARCH TYPE: CURRENT

欄目名稱中英對照

本登記冊列明有關物業截至 08/11/2013 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 08/11/2013

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產權的方法。紀錄內載的資料不得用於與土地紀錄的用途無關的目的，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 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): D2319473

地段編號
LOT NO.: SHA TIN TOWN LOT NO. 581

物業參考編號

批約 HELD UNDER: NEW GRANT NO. ST13281
年期 LEASE TERM: 50 YEARS FROM 3-3-2003
開始日期 COMMENCEMENT OF LEASE TERM: 03/03/2003
每年地稅 RENT PER ANNUM: -

所佔地段份數
SHARE OF THE LOT: 10/25263

ADDRESS: FLAT 1 ON 5TH FLOOR OF TOWER 12
THE FANTANCY
NO. 1 FANTANCY ROAD
SHA TIN
NEW TERRITORIES

中文地址(如有)

地址: 中文地址不詳

REMARKS: THE ANNUAL RENT IS 3% OF THE RATEABLE VALUE FROM TIME TO TIME OF THE LOT SUBJECT TO GENERAL CONDITION NO. 1 OF NEW GP NO. 13281 (STTL 581)

CONSENT GIVEN BY DIRECTOR OF LANDS DATED 29.04.2008 TO ENTER INTO AGREEMENTS FOR SALE AND PURCHASE FOR THE RESIDENTIAL UNITS OF TOWERS 1, 2, 3, 5, 6, 7, 8, 9, 10 & 11

各方的中文姓名

業主資料
OWNER PARTICULARS

業主姓名
NAME OF OWNER

NG KIN HUNG
伍健鴻

CHOW MAN YING
周雯英

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	CO.
JOINT TENANT	09071004131301 ASSIGNMENT WITH PLAN	15/06/2009	10/07/2009	\$13

ST1323443: ST => 沙田土地註冊處

註冊摘要編號
MEMORIAL NO.

ST1323443

文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION
03/03/2003	16/03/2003

05040902411614

註冊日期 批次 每批文件 查核用
編號 編號 內的次序 數碼

05040902411614

04/04/2005	09/04/2005
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LAYOUT PLANS

「土地登記冊」的特點

2005年2月12日前遞交註冊的文件，有關的註冊摘要編號之前都會註明相關的地區識別代號：

地區識別代號

UB
IS
N
SK
ST
TM
TP
TW
YL

在下列辦事處註冊的註冊摘要

市區土地註冊處
離島土地註冊處
北區土地註冊處
西貢土地註冊處
沙田土地註冊處
屯門土地註冊處
大埔土地註冊處
荃灣土地註冊處
元朗土地註冊處

土地登記冊記載的資料

土地登記冊可分為兩類：

(1) **CURRENT 現時業權資料**

- 載有物業現時的業權資料

(2) **HISTORICAL AND CURRENT 過往及現時業權資料**

- 載有物業過往及現時的業權資料

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: 08/11/2013 11:22
查冊者姓名 NAME OF SEARCHER: ABC ESTATE AGENCY
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 08/11/2013 07:30 的資料
THE INFORMATION SET OUT BELOW CONTAINS DETAILS OF YEARS OF THE PROPERTY UP TO 07:30 ON 08/11/2013.

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紀錄。土地紀錄內載的資料不得被用作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被用作其他目的。The land records are kept and made available to the public for the purpose of providing a means whereby the titles to real property can be traced and ascertained. The records are not to be used for purposes that are not related to the purposes of the land records. The use of information contained in the records shall not be used for purposes that are not related to the purposes of the land records. The use of information contained in the records shall be subject to the provisions in the Personal Data (Privacy) Ordinance.

查冊種類 SEARCH TYPE: CURRENT

物業資料

PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): D2319473

地段編號
LOT NO.: SHA TIN TOWN LOT NO. 581

批約 HELD UNDER: NEW GRANT NO. ST13281
年期 LEASE TERM: 50 YEARS FROM 3-3-20
開始日期 COMMENCEMENT OF LEASE TERM: 03/03/2003
每年地稅 RENT PER ANNUM: -

所佔地段份數
SHARE OF THE LOT: 10/25263

ADDRESS: FLAT 1 ON 5TH FLOOR OF TOWER 12
THE FANTANCY
NO. 1 FANTANCY ROAD
SHA TIN
NEW TERRITORIES

地址: 中文地址不詳

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 07/11/2013 10:02
查冊者姓名 NAME OF SEARCHER: ARCESTATE AGENCY
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 07/11/2013 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 07/11/2013.

備存土地紀錄以供市民查閱旨在防止秘密或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有關的，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 available to members of the public to prevent secret and fraudulent conveyances, means whereby the titles to immovable property may be easily traced and ascertained. The information contained in the records shall not be used for purposes not related to the purposes of the land records. The use of information is subject to the provisions of the Personal Data (Privacy) Ordinance.

查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

物業參考編號
PROPERTY REFERENCE NO.

地段編號

LOT NO.: SECTION C OF NEW KOWLOON INLAND LOT NO. 64

批約 HELD UNDER: CONDITIONS OF EXCHANGE NO.

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: 8/5463

ADDRESS: FLAT C ON 15TH FLOOR OF BLOCK A
CHEUNG FUNG BUILDING
NO.66 CHEUNG FUNG LANE
KOWLOON

地址: 中文地址不詳

土地登記冊記載的資料

土地登記冊的資料分四欄記載：

- (1) 物業資料 (Property Particulars)
- (2) 業主資料 (Owner Particulars)
- (3) 物業涉及的轆轤 (Incumbrances)
- (4) 等待註冊的契約 (Deeds Pending Registration)

以下四欄逐一分析。

土地登記冊記載的資料

(1) 物業資料

包括：

- 地段編號 (香港每幅地皆有一識別地段編號)
- 單位所佔地段份數 (如屬多層大廈)
- 物業地址
- 政府批約詳情
 - ◆ 政府批約種類
 - ◆ 批約年期及可否續批
 - ◆ 年期的開始日
 - ◆ 每年需繳納的地稅數額
 - ◆ 批約限制

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 LAND RECORDS

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(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.

查冊日期及時間

查冊種類：Historical and current (過去及現時)

物業參考編號

地段編號

物業

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

政府批約

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

地段份數

物業地址

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

46

- 政府租契
- 租契年期
- 租契開始日期
- 續期權利

土地登記冊記載的資料

(1) 物業資料

政府批約種類

- 政府租契 (Government Lease) / 集體官契 (Block Government Lease)
- 批地條件 (Conditions of Grant)
- 重批條件 (Conditions of Re-grant)
- 賣地條件 (Conditions of Sale)
- 換地條件 (Conditions of Exchange)
- 延伸/ 延續條件 (Condition of Extension)
- 修訂書 (Modification Letter)
- 短期租約 (Short-term tenancy)

土地登記冊記載的資料

政府批約年期種類

市區

殖民地政府無劃一政策。政府在不同期間為位於市區 (即港島及九龍) 土地批出以下不同的年期:

- (a) 999年
- (b) 99+99年
- (c) 75+75年
- (d) 75年 [不可續批]
- (e) 150年

土地登記冊記載的資料

新界

- 年期一律是75+24或99年，於1997年6月30日3天之前屆滿。
- 所有此等批約依據《新界土地契約(續期)條例》(New Territories Leases (Extension) Ordinance) 續批至2047年6月30日。無須補地價。

土地登記冊記載的資料

關於不可續批批約，行政會議在1997年7月15日向公眾發出聲明：

- 不可續批批約可在租期屆滿前續批50年，無須補地價。
 - 但對此續批政府有酌情權。
-
- 若然土地須要用作公共用途，則批約大多數不會續約
 - 續批租約後每年政府地租為該地段應課差餉租值的百份之三。

土地登記冊記載的資料

新批約

- 於1985年5月27日 (即中英聯合聲明生效日期) 之後批出的批約年期通常50年，由批約日起計。
- 1997年6月30日之後批出的批約可能超越2047年6月30日。

土地查冊紀錄 例 5 - 受制於租約的住宅物業

土地註冊處 THE LAND REGISTRY

印製編號 PRINT CONTROL: 7654325

土地登記冊 LAND REGISTER

印製於 PRINT AT: CUSTOMER CENTRE

查冊日期及時間 SEARCH DATE AND TIME: 01/04/2005 14:30

查冊者姓名 NAME OF SEARCHER: X

查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 01/04/2005 08:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 08:30 ON 01/04/2005

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): A5678901

地段編號

LOT NO.:

THE REMAINING PORTION OF
SECTION C OF
HUNG HOM MARINE
LOT NO.10

所佔地段份數

SHARE OF THE LOT :

1/1080

物業地址

ADDRESS:

UNIT NO.1 ON
12TH FLOOR
LUNG BUILDING
NO.1 WONG STREET

999 年

批約 HELD UNDER : GOVERNMENT LEASE
年期 LEASE TERM : 999 YEARS
開始日期 COMMENCEMENT OF LEASE TERM:
21/3/1887
每年地稅 RENT PER ANNUM : -

[View PROPERTY PARTICULARS](#)
[View OWNER PARTICULARS](#)
[View INCUMBRANCES](#)
[View DEEDS PENDING REGISTRATION](#)

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: 10/02/2006 09:29
查冊者姓名 NAME OF SEARCHER: Miss May Yue
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 10/02/2006 08:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 08:30 ON 10/02/2006.

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): A0785351

地段編號

LOT NO.: THE REMAINING PORTION OF INLAND LOT NO. 6303

99 + 99 年

地段編號

LOT NO.: THE REMAINING PORTION OF SECTION B OF INLAND LOT NO.
2835

地段編號

LOT NO.: SECTION D OF INLAND LOT NO. 2835

75 + 75 年

批約 HELD UNDER: GOVERNMENT LEASE
年期 LEASE TERM: 75 YEARS RENEWABLE FOR 75 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 18/10/1947
每年地稅 RENT PER ANNUM: -

批約 HELD UNDER: GOVERNMENT LEASE
年期 LEASE TERM: 99 YEARS RENEWABLE FOR 99 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 25/05/1929
每年地稅 RENT PER ANNUM: \$26.00

批約 HELD UNDER: GOVERNMENT LEASE
年期 LEASE TERM: 99 YEARS RENEWABLE FOR 99 YEARS

土地查冊紀錄 例 8 - 新界鄉村屋宇

土地註冊處 THE LAND REGISTRY

印製編號 PRINT CONTROL: 7654328

土地登記冊 LAND REGISTER

印製於 PRINT AT: CUSTOMER CENTRE

查冊日期及時間 SEARCH DATE AND TIME: 01/04/2005 14:30

查冊者姓名 NAME OF SEARCHER: X

查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 01/04/2005 08:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 08:30 ON 01/04/2005

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): A8901234

地段編號

LOT NO:

SAI SHAN WAI LOT NO. 10 IN D.D. 100

所佔地段份數

SHARE OF THE LOT:

1/3

物業地址

ADDRESS:

2/F WITH THE CORRESPONDING ROOF
SAI SHAN WAI LOT NO. 10 IN DD100
YUEN LONG
NEW TERRITORIES

75 + 24 年

批約 HELD UNDER: GOVERNMENT LEASE
年期 LEASE TERM: 75 YEARS RENEWABLE FOR 24 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 1/ 7/ 1898
每年地租 RENT PER ANNUM: \$150.00

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: 13/02/2015 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 13/02/2015 07:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 13/02/2015.
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): A3710341
地段編號
LOT NO.: THE REMAINING PORTION OF
KOWLOON INLAND LOT NO. 8246

所佔地段份數
SHARE OF THE LOT: 1/301
地址:
FLAT G ON 12TH FLOOR (BLOCK A)
WIND MANSION
NO.2 CHATHAM ROAD SOUTH
KOWLOON

備註
REMARKS: SEE UNDERTAKINGS (MEM.NOS.401087 & 401088)
CONSENT GIVEN BY LAND OFFICER DATED 5/7/1963 TO ENTER INTO AGREEMENTS FOR SALE AND PURCHASE
SURVEY OF KIL 8246 (FORMERLY KIL 8246 R.P.) COMPLETED BY P.W.D. DATED 26/1/1968

政府批約

批約 HELD UNDER: CONDITIONS OF RE-GRANT NO. 7785
年期 LEASE TERM: 150 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 25/12/1898
每年地稅 RENT PER ANNUM: -

地址:

150年

土地登記冊記載的資料

(2) 業主資料

- 業主姓名 (Name of Owner)
- 擁有形式 (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)

(2) 業主資料

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.815 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	-	-

土地登記冊記載的資料

(2) 業主資料

最常見擁有形式

- 獨自擁有 (sole owner)
- 聯權共有 (joint tenants)
- 分權共有 (tenants in common)
- 遺產代理人 (personal representatives)

土地登記冊記載的資料

聯權共有 (Joint Tenancy)

- 共有人共同擁有整個物業所佔地段的不可分割分數
- 但他們個別並不擁有物業任何部分
- 共有人共同享有物業的專用權
- 若然一共有人死亡，則物業由尚存者所得。此所謂“生存者取得權” (Right of survivorship)
- 所有共有人必須簽署臨時買賣合約，除非有授權書 (Power of attorney)

土地登記冊記載的資料

聯權共有 (Joint Tenancy) 的一方去世

- 《2005年收入(取消遺產稅)條例》取消遺產稅，在2006年2月11日生效
- 在2006年2月11日後去世的一名聯權共有人：
物業只須有登記一份文件於土地註冊處 – 死亡證
- 在2006年2月11日前去世的一名聯權共有人，遺產稅適用：
物業須有登記兩份文件於土地註冊處 – 1. 死亡證 及 2. 豁免遺產稅證明書 (Certificate of Exemption from Estate Duty) / 收取遺產稅證明書 (Certificate of Payment of Estate Duty)

土地登記冊記載的資料

分權共有 (Tenancy in common)

- 每名共有人擁有物業所佔地段的不可分割份數的若干百分比
- 無一共有人享有物業的專用權，每名共有人可與其他共有人共同享用整個物業
- 若然某一共有人死亡，他的份數將會依據其遺囑或無遺囑繼承法轉移到其繼承人
- 每名共有人可自由出售其擁有物業的若干不分割份數

土地登記冊記載的資料

遺產代理人 (Personal representative)

- 有遺囑：
 - 遺囑執行人 (Executor / Executrix)
 - 法庭給予遺囑認證書 (Grant of Probate)，授權遺囑執行人處理死者的遺產
- 無遺囑：
 - 遺產管理人 (Administrator / Administratrix)
 - 法庭給予遺產管理書 (Letters of Administration)，授權遺產管理人處理死者的財產

土地查冊(例子 1) 2009

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 UB8666702 18/03/2002 30/04/2002 \$350,000.00

遺囑執行人

備註 REMARKS: ASSIGNMENT BY ZHANG SAN

WU MEI EXECUTOR 27/12/2003 -
LI SI EXECUTOR

遺囑認證書

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 EXECUTOR 09070303170261 16/06/2009 05/07/2009
金火 PROBATE
WU MEI EXECUTOR
伍玫

歸屬轉讓契

備註 REMARKS: OF ZHANG SAN "DECEASED" RE 1/2 SHARE

誰有權處理物業?

- A. Wu Mei, Li Si & Jin Huo
- B. Jin Mu, Jin Huo & Wu Mei
- C. Jin Huo & Wu Mei



1 min

土地查冊(例子 1) 2009

Zhang San
(1/2)

Li Si
(1/2)

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 Shui
(1/2)

JIN MU (1/2) UB8666702 18/03/2002 30/04/2002

備註 REMARKS: ASSIGNMENT BY ZHANG SAN

Jin Mu
(1/2)

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

Wu Mei &
Li Si
(1/2)

ZHANG SAN (1/2) UB9214607 14/04/2004 13/05/2004 -

備註 REMARKS: VESTING ASSIGNMENT BY WU MEI & LI SI

Zhang San
(1/2)

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 Huo &
Wu Mei
(1/2)

誰有權處理物業?

A. Wu Mei, Li Si & Jin Huo

B. Jin Mu, Jin Huo & Wu Mei

C. Jin Huo & Wu Mei

業主資料 (Owner Particulars)

遺產代理人 (Personal representatives)

遺囑	文書	遺產代理人
✓	遺囑認證書 (Grant of Probate)	遺囑執行人 (Executor / Executrix)
✗	遺產管理書 (Letters of Administration)	遺產管理人 (Administrator / Administratrix)

土地查冊(例子 1) 2009

Zhang San
(1/2)

Li Si
(1/2)

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 Shui
(1/2)

JIN MU (1/2) UB8666702 18/03/2002 30/04/2002

備註 REMARKS: ASSIGNMENT BY ZHANG SAN

Jin Mu
(1/2)

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

Wu Mei &
Li Si
(1/2)

ZHANG SAN (1/2) UB9214607 14/04/2004 13/05/2004 -

備註 REMARKS: VESTING ASSIGNMENT BY WU MEI & LI SI

Zhang San
(1/2)

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 Huo &
Wu Mei
(1/2)

BETWEEN

- (1) WU [REDACTED] of Flat C, 9th Floor, [REDACTED]
[REDACTED] Hong Kong and LI [REDACTED] of Flat B, 11th
Floor, [REDACTED] Hong Kong, the
Executrices of the estate of JIN [REDACTED] deceased (hereinafter referred
to as "the Assignor");
- (2) ZHANG [REDACTED] of Flat No.25, 16th Floor, [REDACTED]
[REDACTED], Hong Kong (hereinafter referred to as "the Assignee")

WHEREAS :-

- (1) By the last Will dated the [REDACTED] June 1990, the said JIN [REDACTED],
deceased (hereinafter called "the Deceased") bequeathed All That the property more
particularly described in the Schedule hereto ("the Property") unto to the Assignee
absolutely and appointed the Assignor as the Executrices of his said Will.

- (2) The Deceased died on the [REDACTED] July 2001 without having altered or revoked his said Will and the Probate (being Grant No.HCA [REDACTED]) and registered in the Land Registry Memorial No.908 [REDACTED] of all and singular the real and personal estate and effects of the deceased were granted by the High Court of The Hong Kong Special Administrative Region Court of First Instance to the Assignor as the Executrices.
- (3) The Assignor has duly paid and settled all debts and liabilities in respect of the estate.
- (4) The Assignee as the Beneficiary is entitled to the Property free from all incumbrances thereof and has requested the Assignor to assign the Property in the Assignee which the Assignor has agreed to do in manner hereinafter appearing.

遺產管理人- 查冊例子

LIMITED		備註	REMARKS: ASSIGNMENT WITH PLAN OF NKIL			
-						
KO CHEUNG		UB72		21/02/1970	20/03/1970	\$36,000.00
-		備註	REMARKS: ASSIGNMENT WITH PLAN			
WONG KONG	JOINT TENANT	UB21		29/09/1981	12/11/1981	\$392,000.00
-						
YIP KWAN	JOINT TENANT					
-		備註	REMARKS: ASSIGNMENT			
CHAN PING		UB26		15/09/1984	18/10/1984	\$322,000.00
-		備註	REMARKS: ASSIGNMENT			
TOM	JOINT TENANT	UB31		25/09/1986	07/10/1986	\$435,000.00
-						
WONG KI	JOINT TENANT					
-		備註	REMARKS: ASSIGNMENT			
CHEUNG		UB43		19/12/1989	08/02/1990	\$790,000.00
-						
HO LAI		UB43		09/03/1990	12/04/1990	\$888,000.00
-						
KONG YAT		UB48		17/05/1991	12/06/1991	\$1,025,000.00
-						
FUNG PAK	ADMINISTRATOR	UB86		27/03/2002	22/04/2002	-
-						
FUNG FUNG		UB88		21/01/2003	28/02/2003	-
AS FUNG FUNG						
-		備註	REMARKS: ASSENT RE-REGISTERED SEE M/N 9116026			

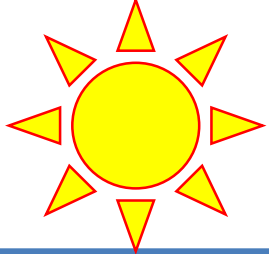
已故業主

遺產管理人

允許書

UB4840	02/04/1991	05/06/1991	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE	KONG	\$1,025,000.00
		備註	REMARKS: PREVIOUSLY REGD. BY M/N 4760 SEE ASSIGNMENT MEM. NO.4852		
UB4852	17/05/1991	12/06/1991	MORTGAGE TO SECURE GENERAL GUARANTEE CREDIT FACILITIES	FINANCE COMPANY LIMITED	-
		備註	REMARKS: THE CONSIDERATION IS ALL MONEYS		
UB5659	26/05/1993	28/05/1993	RECEIPT ON DISCHARGE OF A CHARGE		-
UB7106	12/05/1997	11/06/1997	LEGAL CHARGE	HUA COMMERCIAL BANK LIMITED	-
		備註	REMARKS: THE CONSIDERATION IS ALL MONEYS		
UB8814	17/10/2002	13/11/2002	RECEIPT ON DISCHARGE		-
UB8881	21/01/2003	28/02/2003	DEED OF FAMILY ARRANGEMENT		-
		備註	REMARKS: RE-REGISTERED SEE M/N 911		
UB8881	15/02/2003	28/02/2003	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	LIMITED	\$1,550,000.00
UB9116	21/01/2003	29/01/2004	DEED OF FAMILY ARRANGEMENT (PREVIOUSLY REGD. BY M/N 888)		-
UB9466	31/12/2004	31/01/2005	ORDER NO.C/TD/4/04/K UNDER S.24(1) OF THE BUILDINGS ORDINANCE		-
		備註	REMARKS: BY THE BUILDING AUTHORITY RE: FOR COMMON PART(S) ONLY		
0504110138	03/03/2005	11/04/2005	LETTER OF COMPLIANCE		-

家族安排契據



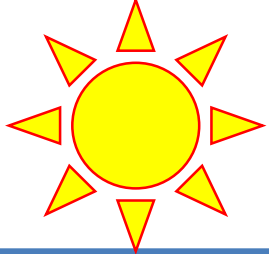
提提您：

客戶的身分

核實賣方的身分

(執業通告 16-03(CR))

- 建議買賣雙方在律師行託管所有訂金

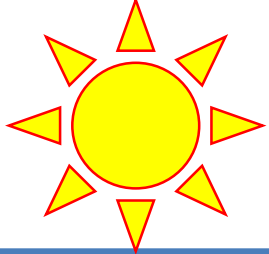


提提您：

客戶的身分

缺席的訂約方作出妥當的授權
(執業通告 15-02(CR))

- 確保簽署者是出售物業的賣方，或簽約者已獲適當授權在交易中代表賣方簽署
- 若客戶由他人代表簽署，須要求該名代表出示經妥當簽署的「授權書」



提提您：

客戶的身分

有限公司

(執業通告 09-06(CR))

如物業交易的簽約一方為有限公司，採取以下措施：

- 要求簽署人出示該有限公司的註冊證書、商業登記證及授權文件
- 進行公司查冊或取閱授權文件（例如董事會決議），以核實其簽署人的身分
- 核實簽約人的身分，並在簽署下方清楚地寫上其名字

土地登記冊記載的資料

(3) 物業涉及的轆轤 (Incumbrances)

經常於 “物業涉及的轆轤” 部份看到的文件：

- ✓ 佔用許可証 (“入伙紙”) (Occupation Permit)
- ✓ 公契 (Deed of Mutual Covenant)
- ✓ 按揭 (Mortgage) / 法定押記 (Legal Charge)
- ✓ 發還書 (Release) / 解除書(Discharge) / 完滿書 (Satisfaction)

(3) 物業涉及的轉轄

土地查冊(例子1) 2009

物業涉及的轉轄 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(P.T.)
UB701480	14/10/1969	04/11/1969	REASSIGNMENT	-	-
UB663907	26/02/1969		MORTGAGE TO SECURE GENERAL BANKING FACILITIES		

註冊摘要編號

文書日期

註冊日期

文書性質

受惠各方

代價

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	\$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 - -

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)

土地登記冊記載的資料

(4) 等待註冊的契約 (Deeds Pending Registration)

若文件於此欄出現，這表示此文件因某些原因而令註冊程序未能完成 (即註冊被 '暫緩')，如：

- ✓ 註冊摘要有文字 / 資料錯誤
- ✓ 文件未有打釐印
- ✓ 未能証實賣方的身份

UB1370393 20/04/1977 27/04/1977 AGREEMENT FOR SALE AND PURCHASE

(4) 等待註冊的契約

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 - -

**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)

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

土地查冊(例子2) 2023

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 12:44 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

86

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			

土地查冊(例子2) 2023

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	EXECUTOR	09070303170261	16/06/2009	03/07/2009	-
WU MEI 伍玫	EXECUTOR	PROBATE			
		備註 REMARKS: OF ZHANG SAN "DECEASED" RE 1/2 SHARE			
JIN MU 金木	(1/2)	09101902880139	21/09/2009	19/10/2009	-
		VESTING ASSIGNMENT			
		備註 REMARKS: BY WU MEI & JIN HUO			

土地查冊(例子2) 2023

JIN SHUI	(1/2)	UB3071018	31/05/1986	17/06/1986	\$120,000.00	Zhang San (1/2)	Li Si (1/2)
		備註 REMARKS: ASSIGNMENT RE 1/2 SHARE BY LI SI					Jin Shui (1/2)
JIN MU	(1/2)	UB8666702	18/03/2002	30/04/2002		Jin Mu (1/2)	
		備註 REMARKS: ASSIGNMENT BY ZHANG SAN					
WU MEI LI SI	EXECUTOR EXECUTOR	UB9087807	30/09/2003	27/12/2003	-		Wu Mei & Li Si (1/2)
		備註 REMARKS: PROBATE OF JIN SHUI, DECEASED" RE HIS OWN SHARE					
ZHANG SAN -	(1/2)	UB9214607	14/04/2004	13/05/2004	-		Zhang San (1/2)
		備註 REMARKS: VESTING ASSIGNMENT BY WU MEI & LI SI					
JIN HUO 金火	EXECUTOR	09070303170261	16/06/2009	03/07/2009	-		Jin Huo & Wu Mei (1/2)
WU MEI 伍玫	EXECUTOR	PROBATE					
		備註 REMARKS: OF ZHANG SAN "DECEASED" RE 1/2 SHARE					
<hr style="border-top: 1px dashed red;"/>							
JIN MU 金木	(1/2)	09101902880139	21/09/2009	19/10/2009	-		Jin Mu (1/2)
		備註 REMARKS: BY WU MEI & JIN HUO					

考考你（練習一）：

- 1) 註冊業主
 - 2) 擁有形式
 - 3) 有效的產權負擔
- Jin Mu
 - sole owner

物業涉及的轉轉
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	-	-
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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 *****					

考考你（練習一）：

- 1) 註冊業主
- 2) 擁有形式
- 3) 有效的產權負擔

- Jin Mu
- sole owner
- Building Order M/N
19022000800321
- Building Order M/N
19030901000459
- Building Order M/N
20070500610074

違例建築工程

□ 執業通告 - 通告編號07-05(CR)

提醒客戶涉及的風險

- 政府行使收回土地權導致物業業權出現問題的風險
- 政府發出命令要求業主於指定期限內清除違建工程及當業主未有執行時，政府代為拆卸/改動，並出售物業以追討拆卸/改動費用的風險
- 難以取得任何或足夠銀行按揭貸款來完成交易的風險
- 另一方面，從業員亦**應提醒賣方客戶**，除非買賣協議另有協定，由於違建工程可導致業權出現問題，買方可取消買賣並追討違約損失賠償
- 基於以上所涉及的風險，從業員亦**應提醒買賣雙方**須先諮詢法律意見，方可繼續有關買賣及簽署臨時買賣合約

違例建築工程

□ 執業通告 - 通告編號10-01(CR)

- (e) 凡有關物業附有拆卸 / 改動違建工程的命令，或若從業員實際知悉違建工程的存在（即使物業的土地登記冊沒有註有有關命令），從業員應**(i)通知客戶**（即擁有人、業主及 / 或準租客）該物業有違建工程，以及**(ii)提醒他們所涉及的風險**（例如土地可能被政府收回、物業的安全問題及物業可能被封閉）
- (f) 基於上述所涉及的風險，從業員應提醒客戶（即擁有人、業主及 / 或準租客）**先尋求法律意見**，方可繼續進行租賃交易

單位若違地契 恐被政府充公

21,127

【本報訊】工廈偷雞做住宅，一經證實，單位除了被釘契，最嚴重會被充公，數百萬元資產從此化為烏有。去年就有4宗因違反地契而被政府充公的工廈單位。地政總署發言人表示，工廈地契訂明地段只許工業或倉庫用途，用作住宅不符合條款。對如何界定單位做住宅，發言人指，一般透過檢視實際運作情況及相關環境證據作出合理判斷，亦會按需要徵詢法律意見。另外，只要署方有理由相信有關工廈單位被用作地契訂明以外的用途，便採取行動。



- 地契條款
- 《政府土地權(重收及轉歸補救)條例》

會先收警告信

若單位被證實做住宅，地政總署會向業權人發出警告信，要求糾正違契事項。若業權人於限期內未有作出糾正，將「釘契」，需要時會進一步行動，包括沒收土地或物業。署方數字，工廈違契被釘契宗數，今年1月至3月份有16宗，去年全年錄62宗。至於違契而被政府充公物業，去年錄4宗，今年暫未有。據了解，去年初2個屯門區工廈單位因販賣水貨奶粉而被充公。

工廈做住宅風險多，例如大廈隨時是放置危險品及易燃品倉庫。同時部份工廈是食品工場，環境衛生受影響。從消防角度而言，若大廈混合工業及住宅用途，不符合消防安全要求，火警風險較高。 🚒

考考你（練習一）：

4) 實用面積



• 46 平方米 (495平方呎)

5) 落成年份



• 1969年

6) 用途限制



• 住宅

7) 租契未滿年期及續租權



8) 行將批給租契年期



差餉物業估價署「物業資訊網」
RATING AND VALUATION DEPARTMENT
PROPERTY INFORMATION ONLINE



28-Jan-1969

估價編號
Assessment No. : 225-27328-8416-0H
資料提供日期
Date of Provision of Information : 13-Jan-2023

最早發出入伙文件日期
Date of Issue of the Earliest Occupation Document : 28-Jan-1969
時間 : 15:07:11
面積計算值 : 1 平方米 = 10.764 平方呎
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 : RVD160425132	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 :		

私人住宅物業

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

實用面積 : 46.0 平方米 m²
Saleable Area

46.0 平方米

** 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
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裏面或公用

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



考考你 (練習一) :

4) 實用面積



• 46 平方米 (495平方呎)

5) 落成年份



• 1969年

6) 用途限制



• 住宅

7) 租契未滿年期及續租權



• $1899+75+75-2023=26$

8) 行將批給租契年期

• 不適用



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 12:44 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。

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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: -

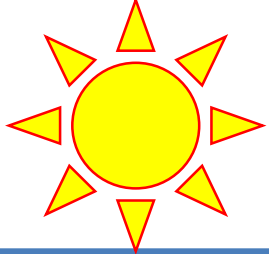
所佔地段份數

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
101





提提您：

轉讓限制

《房屋條例》第17B條: 無效的轉讓

- 受房屋條例規管的物業，一般帶有轉讓限制，如未獲房委會書面准許下將該物業作出的按揭、其他押記、轉讓或其他讓與(包括出租)，則連同任何關於如此作出按揭、押記、轉讓或以其他方式讓與的協議，均屬無效。

《房屋條例》第27A條: 非法轉讓

- 該條例第27A條更規定任何人如出售或出租該等樓宇或簽訂有關合約便屬違法，協助或教唆犯法者亦有可能觸犯同等行。

最高刑罰: 監禁1年及罰款50萬元

通告

通告編號 04-03 (CR)

在公開市場轉讓居屋

因應近日的查詢，監管局就地產代理工作中可能遇到有關五年以上的居屋在公開市場轉讓的問題（見通告編號 99-05, 99-07, 00-05, 00-13, 01-01, 01-13, 02-02 及 02-07），進一步闡釋如下：

根據《房屋條例》（第 283）章，香港房屋委員會轄下的「居者有其屋計劃」、「私人參建居屋計劃」、「租者置其屋計劃」等屋苑單位，其轉讓（包括出售、出租或轉按）均受限制，直至此限制獲解除為止。解除轉讓限制的條件列於《房屋條例》的附表。

當單位未獲解除轉讓限制之前，業主不得轉讓、押記或放棄該單位之管有權，包括不得簽訂意圖進行上述事項的協議。但是在出售的情況中，買賣雙方可簽訂買賣合約（包括臨時買賣合約），惟該合約必須包括一項特別條件，即：房屋署署長所評估的補價，須於土地轉讓之前和在由協議訂立日期起計 28 天內，或在署長另外規定的期限內，向香港房屋委員會繳付。

根據《房屋條例》第 17B 及 27A 條，如單位未解除轉讓限制，除在上述例外情況外（即買賣協議中包含特別條件），有關出售、出租或轉讓協議或其他文件均屬無效，而簽訂該等協議或文件的人士亦屬違法。地產代理亦可能因協助或教唆犯法者而犯同樣罪行。

監管局提醒地產代理切勿以身試法。此外，如欲在標準的臨時買賣合約內加上特別條件，由於涉及買賣雙方權責的法律問題，亦可能影響合約內的其他條款（如成交日期等），有關合約的改動宜交由律師處理。

另有關於在《居屋第二市場計劃》下轉讓居屋的手續，請參閱通告編號 99-02，00-05 及 00-13。有關其他詳情，從業員可致電房屋委員會熱線 2712 8000 查詢。

2004 年 8 月

通告編號 05-05 (CR)

處於轉讓限制期第3至第5年內居者有其屋計劃 / 租者置其屋計劃單位在公開市場轉讓的安排

香港房屋委員會 (下稱「房委會」) 在2005年5月26日通過一項有關居者有其屋計劃1 (下稱「居屋」) 及租者置其屋計劃 (下稱「租置」) 單位的補價新安排。新安排容許處於轉讓限制期第3至第5年內的居屋 / 租置單位 (下稱「第3至第5年內單位」) 業主，可向房委會申請繳付補價，以便撤銷轉讓限制，然後將單位在公開市場出售，出租或以其他方式轉讓。

按《房屋條例》 (第283章) 附表第1(a)(ii) 及4(b)(i) 段的規定，就處於轉讓限制期第3至第5年內的單位，房委會只會在業主首先提出申請將單位回售予房委會而房委會拒絕該回售申請後，方會處理有關的補價申請。當業主的回售申請被房委會拒絕後，業主才可訂立該單位的買賣協議 (包括臨時或正式協議) 。

依照新安排，業主應先向房委會提交適用於第3至第5年內單位的評估補價申請書，當中包括將單位回售予房委會的申請及評估補價申請。業主須在收到房委會發出拒絕回售及接納補價申請的認收通知書後，才可以在公開市場與買方訂立該單位的買賣協議 (包括臨時或正式協議) 。與5年轉讓限制期已屆滿的居屋 / 租置單位的買賣協議一樣，任何買賣協議如在未向房委會清繳所評估的補價之前簽訂，必須載有一項條款。此條款列明房屋署署長所評估的補價，須於該單位轉讓之前和在由協議訂立日期起計的28天內，或在署長另外規定的期限內，向房委會繳付。

如果第3至第5年內單位的業主在房委會拒絕其回售申請前，在公開市場與買方訂立該單位的買賣協議 (包括臨時或正式協議) ，即屬違反《房屋條例》附表及《房屋條例》第27A條的規定。此外，倘若業主在未繳付房屋署署長所評估的補價前，便在公開市場與買方訂立買賣協議 (不論該單位屬第3至第5年內的單位或屬已屆滿5年的單位) ，而該協議沒有納入有關條款 (即署長所評估的補價，須於該單位轉讓之前和在由協議訂立日期起計的28天內，或在署長另外規定的期限內，向房委會繳付) ，亦同樣違反《房屋條例》附表及《房屋條例》第27A條的規定。在上述的兩種情況下所簽訂的買賣協議均屬無效。任何人士違反《房屋條例》第27A條，可被判罰款500,000元及監禁一年。從業員亦可能因協助或教唆他人違反《房屋條例》第27A條而觸犯同樣罪行。有關其他相關事項，請參閱通告編號04-03 (CR) 。

有關處於轉讓限制期第3至第5年內單位的評估補價程序及評估補價申請書，可閱覽房委會網頁 www.housingauthority.gov.hk 。

為方便從業員了解有關現時居屋 / 租置單位業主轉讓單位的安排，請參閱本通告附錄的轉讓安排概要。

24/12/2010	15/02/2011	CERTIFIED TRUE COPY OF LETTER RELATING TO OUTSTANDING MANAGEMENT FEE	- -	-
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備註 REMARKS: FROM HONG KONG HOUSING AUTHORITY

25/03/2011	18/04/2011	CERTIFIED TRUE COPY OF RELEASE OF CHARGE RELATING TO OUTSTANDING MANAGEMENT FEE	- -	-
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31/08/2011	28/09/2011	AGREEMENT FOR SALE AND PURCHASE	NG [REDACTED] 吳 [REDACTED]	\$3,700,000.00
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備註 REMARKS: BY HANG SENG BANK LIMITED
SEE ASSIGNMENT MEM. NO. 111027 [REDACTED]

解除轉讓限制證明書 (香港房屋委員會)

19/10/2011	27/10/2011			ALL MONEYS
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[REDACTED] 銀行 (香港) 有限公司

19/10/2011	08/11/2011	LETTER OF REMOVAL OF ALIENATION RESTRICTIONS	- -	-
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備註 REMARKS: FROM HONG KONG HOUSING AUTHORITY

等待註冊的契約

DEEDS PENDING REGISTRATION

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 *****

就處理居屋轉讓發出的執業通告：

- 通告編號 00-05(CR)
- 通告編號 01-01(CR)
- 通告編號 04-03(CR)
- 通告編號 05-05(CR)
- 通告編號 07-04(CR)

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。

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): 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

身分

業主姓名

NAME OF OWNER

**JOINT TENANT
(聯權共有)**

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

T248616

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

109

06/04/2005

28/04/2005

\$1,055,000.00

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	ST26				
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	110	06/04/2005	28/04/2005	\$1,055,000.00

遺產管理人

**“Letters of Administration of Aaron Leung”
遺產管理書**



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		

FELIX HO



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

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
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ST276580	03/10/1978	19/10/1978	MODIFICATION LETTER	-	-
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ST304925	05/05/1980	13/06/1980	DEED OF MUTUAL COVENANT WITH PLANS	-	-
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ST315507	-	21/11/1980	MORTGAGE	ABC BANK LIMITED	-
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JIMMY HO
SOFIA SIU

備註 REMARKS: THE CONSIDERATION IS TO GRANT GENERAL BANKING FACILITIES TO THE EXTENT OF \$150,000

ST345959	-	-	REASSIGNMENT	-	-
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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

AARON LEUNG

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		

**LEON FUNG
KELLY LAM**

FELIX HO

JOYCE MUI

05042813091312	06/04/2005	28/04/2005	RECEIPT ON DISCHARGE OF A CHARGE	-	-
<hr style="border-top: 1px dashed red;"/>					
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		EMILY LAM
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	-	-
<hr style="border-top: 1px dashed red;"/>					
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		EDMOND TSANG
05102113351168	30/09/2005	21/10/2005	MORTGAGE/LEGAL CHARGE		
10072812781228	02/07/2010	28/07/2010	RECEIPT ON DISCHARGE OF 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		法庭蓋印絕對押記令
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		法庭蓋印押記令: 提出因由通知
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		解除押記令

法庭蓋印命令



DOC

DCCJ4/2004 [redacted]



IN THE DISTRICT COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION

CIVIL ACTION NO. 4 OF 2004 [redacted]

BETWEEN

[redacted] FINANCE LIMITED

And

TAM MAN [redacted]

(Judge

(Judge

法庭蓋印押記令: 提出因
由通知

BEFORE MASTER KO OF DISTRICT COURT IN CHAMBERS

CHARGING ORDER; NOTICE TO SHOW CAUSE

UPON the application of the Plaintiff and UPON reading the Affirmation of Lee
Kun [redacted] together with the exhibits therein referred to filed herein on the
30th day of June 2004, whereby it appears that by a judgment made in the District
Court of the Hong Kong Special Administrative Region on the 14th day of April 2004,
the Defendant was adjudged to pay to the Plaintiff the sum of HK\$200,806.00
together with interest on the outstanding principal of HK\$155,271.00 at the rate of
35.4% per annum from 3rd January 2004 until 14th April 2004 and thereafter at
judgment rate until full payment and interest on the outstanding principal of
HK\$45,535.00 at the rate of 36.6% per annum from 3rd January 2004 until 14th April
2004 and thereafter at judgment rate until full payment and HK\$8,000.00 fixed costs
on which judgment the sum of HK\$200,806.00, interest and fixed costs as aforesaid
remains due and unpaid and that the Defendant has beneficial interests in the Property

specified in the schedule hereto:

IT IS ORDERED that unless sufficient cause to the contrary be shown before Master *J. Ko* in Chambers at Court No. *44* of the District Court of Hong Kong Special Administrative Region, Wanchai Law Courts, Wanchai Tower, No.12 Harbour Road, Hong Kong on *Wednesday* day, the *6th* day of *August* *2000* at *10:00* o'clock in the *fore* - noon, the abovenamed Defendant's interests in the Property shall, and it is ordered that in the meantime it do, stand charged with the payment of HK\$200,806.00 with interest and fixed costs as aforesaid due on the said Judgment together with costs of this application which shall be taxed if not agreed.

Dated the 2nd day of Jul *2000*

Registrar

SCHEDULE

ALL THOSE 31 equal undivided 57,853rd parts or shares of and in ALL THAT piece or parcel of ground and registered in the Tai Po New Territories Land Registry as Tai Po Town Lot No.89 And of and in the messuage erection and buildings thereon (Flat 13, 10th Floor, Block A, Chung Nga Court, No.8 Chung Nga Road, Tai Po, New Territories.) *[Redacted]* ("the Property")



DOC

DCCT 4/2 [redacted]

IN THE DISTRICT COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
CIVIL ACTION NO. 4 OF 20 [redacted]



[redacted] FINANCE LIMITED.

Plaintiff
(Judgment Creditor)

And

[redacted] MAN TAT

Defendant
(Judgment Debtor)

[Handwritten signature]

BEFORE MASTER J. KO OF DISTRICT COURT IN CHAMBERS

CHARGING ORDER ABSOLUTE

法庭蓋印絕對押記令

Upon the application of the Solicitors for the Plaintiff AND Upon hearing the Solicitors for the Plaintiff and the Defendant being absent.

AND UPON reading the Affirmation of Lee Kui [redacted] filed herein on the 30th day of June [redacted] together with the exhibit therein referred to, the Affirmation of [redacted] filed herein on the 30th day of June [redacted] and the Order to Show Cause made herein on the 2nd day of July [redacted]

IT IS ORDERED that the interest of the defendant [redacted] MAN TAT in the assets specified in the Schedule hereto stand charged with the payment of HK\$200,806.00 together with interest on the outstanding principal of HK\$155,271.00 at the rate of 35.4% per annum from 3rd January [redacted] until 14th April [redacted] and thereafter at judgment rate until full payment and interest on the outstanding principal of HK\$45,535.00 at the rate of 36.6% per annum from 3rd January [redacted] until 14th April [redacted] and thereafter at judgment rate until full payment and HK\$8,000.00 fixed costs on which judgment the sum of HK\$200,806.00,

interest and fixed costs, the amount due from the Defendant to the Plaintiff [REDACTED] v. FINANCE LIMITED on a Judgment made in the District Court on the 14th day of April [REDACTED] together with the costs of this application assessed at HK\$5,000.00 by gross sum assessment, the said costs to be added to the judgment debt.

Dated the 4th day of August [REDACTED]

Registrar

SCHEDULE

ALL THOSE 31 equal undivided 57,853rd parts or shares of and in ALL THAT piece or parcel of ground and registered in the Tai Po New Territories Land Registry as Tai Po Town Lot No.89 And of and in the message erection and buildings thereon (Flat 13, 10th Floor [REDACTED] Chung Nga Court, No.8 Chung Nga Road, Tai Po, New Territories.) ("the Property").



DCCJ 4/2 [redacted]

IN THE DISTRICT COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
CIVIL ACTION NO. 4 OF [redacted]

BETWEEN

[redacted] FINANCE LIMITED

Plaintiff

And

[redacted] MAN TAT

Defendant

解除押記令

BEFORE MASTER R. LAI OF DISTRICT COURT IN CHAMBERS

ORDER

UPON the application of the Plaintiff.

AND UPON reading the Affirmation of [redacted] Jeung Yin filed herein on the 1st day of December 2006 and the Charging Order, Notice to Show Cause made herein on 2nd July [redacted] and a Charging Order Absolute made herein on 4th August [redacted]

IT IS ORDERED that:-

the Charging Order, Notice to Show Cause dated 2nd July [redacted] and registered in the Land Registry by Memorial No. TP [redacted] and a Charging Order Absolute dated 4th August 2 [redacted] and registered in the Land Registry by Memorial No. TP [redacted] affecting the interest of the



Defendant in the asset specified in the Schedule hereto be discharged and the registration of the said orders be vacated from the Land Registry.

Dated the 8th day of December [REDACTED]

SCHEDULE

ALL THOSE 31 equal undivided 57,853rd parts or shares of and in ALL THAT piece or parcel of ground and registered in the Land Registry as TAI PO TOWN LOT NO.89 And of and in the messuages erection and buildings thereon (Flat 13, 10th Floor, [REDACTED], Chung Nga Court, No.8 Chung Nga Road, Tai Po, New Territories) ("the Property")

Registrar

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					MANDY CHAN
11012411401124	31/12/2010	24/01/2011	MORTGAGE	BMW BANKING CORPORATION LIMITED	ALL MONEY
11081511601177	20/07/2011	02/06/2020			

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					TOP TEN LIMITED

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 *****

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）：



考考你（練習二）：

- 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

考考你（練習二）：

- 1) 註冊業主
- 2) 擁有形式
- 3) 有效的產權負擔

- Top Ten Limited
- sole owner
- Mortgage M/N
20100311441172
- Order M/N 20122012641175

考考你 (練習二) :

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

- 42.7 平方米 (460平方呎)
- 1980年
- 住宅
- $1898+99+50-2023=24$
- 不適用





差餉物業估價署「物業資訊網」
RATING AND VALUATION DEPARTMENT
PROPERTY INFORMATION ONLINE



記錄編號
Record No. :
1 / 1

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
Time : 16:59:54
面積對算值 : 1 平方米 = 10.764 平方呎
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 : RVD1604251:	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
物業資訊網入伙文件 對照編號 PIO Serial Number of Occupation Document : 029821		

私人住宅物業

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

42.7 平方米

** 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



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.

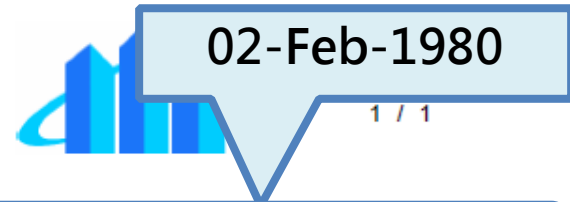
20th-23rd Floors (inclusive) : 5 flats per floor for domestic use.

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





差餉物業估價署「物業資訊網」
RATING AND VALUATION DEPARTMENT
PROPERTY INFORMATION ONLINE



估價編號 : 323-93202-0490-0M
Assessment No.
資料提供日期 : 13-Feb-2023
Date of Provision of Information

最早發出入伙文件日期 : 02-Feb-1980
Date of Issue of the Earliest Occupation Document

時間 : 16:59:54
Time
面積對算值 : 1 平方米 = 10.764 平方呎
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 : RVD1604251:	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
物業資訊網入伙文件 對照編號 PIO Serial Number of Occupation Document : 029821		

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

42.7 平方米

** 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



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。

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): 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)



考考你 (練習二) :

- 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) 最近一份轉讓契的日期和註冊摘要編號

- 42.7 平方米 (460平方呎)
- 1980年
- 住宅
- $1898+99+50-2023=24$
- 不適用

10060311561392	07/05/2010	03/06/2010	AGREEMENT FOR SALE AND PURCHASE	MANDY CHAN 陳曼莉	\$1,600,000.00
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備註 REMARKS: SEE ASSIGNMENT MEM. NO. 10072812781237

11012411401124	31/12/2010	24/01/2011	MORTGAGE	BMW BANKING CORPORATION LIMITED	ALL MONEY
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02/06/2020

11081511601177	20/07/2011				
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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
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TOP TEN LIMITED

備註 REMARKS: SEE ASSIGNMENT MEM. NO.: 20080511631149

20100311441172	21/09/2020	03/10/2020	MORTGAGE	BMW BANKING CORPORATION LIMITED	ALL MONIES
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20122012641175	10/11/2020	20/12/2020	ORDER NO.D11232/HK/20 UNDER SECTION 24(1) OF THE BUILDINGS ORDINANCE		
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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 *****



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
- (c) 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 date 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、裝修及燈泡及電器。

考考你 (練習二) :

- 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) 最近一份轉讓契的日期和註冊摘要編號
- 42.7 平方米 (460平方呎)
 - 1980年
 - 住宅
 - $1898+99+50-2023=24$
 - 不適用
 - 20/05/2020
 - 02/06/2020



EDMOND TSANG 曾小明	05102113351160 ASSIGNMENT	30/09/2005	21/10/2005	\$1,200,000.00
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MANDY CHAN 陳曼莉	10072812781237 ASSIGNMENT	20/07/2020	/07/2010	\$1,600,000.00
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TOP TEN LIMITED 十全有限公司	20080511631149 ASSIGNMENT	20/07/2020	05/08/2020	\$3,860,000.00
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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
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ST276580	03/10/1978	19/10/1978	MODIFICATION LETTER	-	-
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ST304925	05/05/1980	13/06/1980	DEED OF MUTUAL COVENANT WITH PLANS	-	-
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ST315507	-	21/11/1980	MORTGAGE	ABC BANK LIMITED	-
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備註 REMARKS: THE CONSIDERATION IS TO GRANT GENERAL BANKING FACILITIES TO THE EXTENT OF \$150,000

ST345959	-	-	REASSIGNMENT	-	-
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考考你 (練習二) :

- 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) 最近一份轉讓契的日期和註冊摘要編號
- 42.7 平方米 (460平方呎)
 - 1980年
 - 住宅
 - $1898 + 99 + 50 - 2023 = 24$
 - 不適用
 - 20/05/2020
 - 02/06/2020
 - 20/07/2020 & M/N20080511631149



額外印花稅 (Special Stamp Duty)

執業通告14-02(CR) 額外印花稅及買家印花稅

□ 須繳納額外印花稅的情況:

I. 該交易涉及買賣或轉讓住宅物業；

II. 賣方或轉讓方於 2010年11月20日或之後才取得有關物業；及

III. 賣方或轉讓方取得有關物業後：

- a) 如物業是在2010年11月20日至2012年10月26日期間取得 - 24個月或以內；或
- b) 如物業是在2012年10月27日或之後取得 - 36個月或以內

處置(包括轉售或轉讓)該物業。

額外印花稅 (Special Stamp Duty) (續)

- 額外印花稅稅率：物業交易的代價款額或物業市值 (以較高者為準) x 適用稅率

處置物業的日期	在2010年11月20日至2012年10月26日期間取得的物業的「額外印花稅」稅率	在2012年10月27日或之後取得的物業的擬定「額外印花稅」稅率
6 個月內	15%	20%
12 個月內 (但滿6 個月後)	10%	15%
24 個月內 (但滿12 個月後)	5%	10%
36 個月內 (但滿24 個月後)	--	10%

如十全有限公司在13/02/2023與買家訂立買賣合約出售
例子3的單位，該交易須繳付的額外印花稅稅率是多少？

臨時買賣合約日期: 20/05/2020

取得

正式買賣合約日期: 02/06/2020

轉讓契日期: 20/07/2020

處置: 13/02/2023

持有期	在2012年10月27日或之後取得物業
6個月或以內	20%
超過6個月但在12個月或以內	15%
超過12個月但在24個月或以內	10%
超過24個月但在36個月或以內	10%

超過24個月但在36個月或以內

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）：



考考你 (練習三) :

- 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

土地查冊(例子4)

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: 14/02/2023 17:34

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 14/02/2023 17:34 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 14/02/2023

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。

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
RONS GARDEN
NO. 25 TAI HANG DRIVE
HONG KONG

地址:中文地址不詳

備註

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

土地查冊 (例子 4)

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				

LO KWAI HIN	JOINT TENANT	UB5631402	01/04/1993	05/05/1993	\$4,400,000.00 (PT.)
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-					
LO SHUN KWA	JOINT TENANT				
SERMOND					

AU MAN	JOINT TENANT	UB9019364	15/09/2003	10/10/2003	\$3,880,000.00 (PT.)
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-					
CHAN WING	JOINT TENANT				

GOLDEN RIGHT		21060501940024	14/05/2021	05/06/2021	\$13,900,000.00 (PT.)
SYSTEMS LIMITED		ASSIGNMENT			
金權有限公司					

物業涉及的轉轉

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
UB2049097	09/01/1981	27/03/1981	ASSIGNMENT OF LEASE(MEM.NO.906856)	PAR INVESTMENTS LIMITED	\$40,000,000.00 (PT.)
			備註 REMARKS: BY HAW PAR INTERNATIONAL LIMITED		
UB2066594	24/03/1981	05/05/1981	EXTENSION LETTER WITH PLAN RE I.L.5709	-	-

UB2109645 26/05/1981 08/07/1981 MEMORANDUM WITH -
CERTIFIED COPY -
LAYOUT PLAN RE
LL.5709 & EXT.

UB2819390 14/06/1985 18/07/1985 LETTER WITH -
AMENDED CAR PARK -
LAYOUT PLAN

UB2820553 19/06/1985 19/07/1985 DECLARATION OF -
WILLIAM CHEUK KWAN -

備註 REMARKS: RE FLATS OF BLOCK 1 AND SOME CAR PARKS

UB2872401 16/09/1985 18/09/1985 STATUTORY -
DECLARATION OF -
ROBERT ELI

備註 REMARKS: RE FLATS OF BLOCK 2 AND SOME CAR PARKS

UB3074942 30/05/1986 21/06/1986 OCCUPATION PERMIT -
NO.H57/86 -

UB3089181 12/06/1986 09/07/1986 DEED OF MUTUAL -
COVENANT -

UB3099999 30/08/1986 15/09/1986 AGREEMENT FOR SALE LEUNG KOON \$1,186,700.00 (PT.)

AND PURCHASE WITH -
PLAN CHING SUK YI -
(JOINT TENANTS)

**1. LEUNG KOON
CHING SUK YI**

備註 REMARKS: SEE ASSIGNMENT MEM.NO.3193472

UB3193473	30/09/1986	31/10/1986	TRIPARTITE LEGAL CHARGE AND MORTGAGE	STANDARD BANK	-
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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 -		-
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UB3194767	01/07/1986	31/10/1986	DEED POLL SUPPLEMENTAL TO DEED POLL MEM. NO. 2819389 WITH PLAN		-
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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.)
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備註 REMARKS: SEE ASSIGNMENT MEM. NO.4023610

2. CHINA INTERNATIONAL CO. LIMITED

UB4023611	20/02/1989	23/03/1989	LEGAL CHARGE TO SECURE GENERAL BANKING FACILITIES	STANDARD BANK	-
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備註 REMARKS: THE CONSIDERATION IS "ALL MONIES"

UB5339316	30/05/1992	10/07/1992	RECEIPT ON DISCHARGE OF A CHARGE		-
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UB5299810	06/04/1992	09/06/1992	AGREEMENT FOR SALE AND PURCHASE	MOK MAN KI WONG LUK	\$4,300,000.00 (PT.)
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(JOINT TENANTS)

備註 REMARKS: SEE ASSIGNMENT MEM. NO. 5339317

3. MOK MAN KI WONG LUK

UB5339318 30/05/1992 10/07/1992 MORTGAGE TO SECURE GENE-BELGIAN BANK - (PT.)
GENERAL BANKING -
FACILITIES

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 LO KWAI HIN \$4,400,000.00 (PT.)
AND PURCHASE -
LO SHUN KWA SERMOND
-
(JOINT TENANTS)

**4. LO KWAI HIN
LO SHUN KWA
SERMOND**

備註 REMARKS: SEE ASSIGNMENT MEM. NO. 5631402

UB5628028 01/04/1993 01/05/1993 MORTGAGE TO SECURE OVERSEAS TRUST BANK - (PT.)
GENERAL BANKING LIMITED
FACILITIES -

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 OVERSEAS BANK - (PT.)
MORTGAGE M/N 5628028 LIMITED

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 LEE YUK KWA TRADING SECURE GENERAL CREDIT FACILITIES 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.)

5. AU MAN CHAN WING

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.)

6. GOLDEN RIGHTS SYSTEMS LIMITED

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	文書日期	交付日期	文書性質	受惠各方	代價
MEMORIAL NO.	DATE OF INSTRUMENT	DATE OF DELIVERY	NATURE	IN FAVOUR OF	CONSIDERATION

***** 無 NIL *****

***** 登記冊末端 END OF REGISTER *****



考考你（練習三）：

- 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
- 6
 - Golden Right Systems Limited
 - sole owner
 - Legal Charge/Mortgage M/N 21060501940035

考考你（練習三）：

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

- 89.4平方米 (962平方呎)
- 1986年
- 住宅



估價編號
Assessment No. : 145-57226-5450-0W

最早發出入伙文件日期
Date of Issue of the Earliest Occupation Document : 30-May-1986

資料提供日期
Date of Provision of Information : 14-Feb-2023

時間 : 16:09:24
面積對算值 : 1 平方米 = 10.764 平方呎
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 :

Address or description of tenement :

大坑徑25號

25 TAI HANG DRIVE

朗仕花園

RON'S GARDEN

2座

BLK 2

10樓 D室

10/F FLAT D

私人住宅物業

物業資訊網入伙文件
對照編號
PIO Serial Number of
Occupation Document :
006173

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

附註
Remarks 此物業有下列附屬設施，並不包括在「實用面積」內。
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.

89.4 平方米

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



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' XXXXXXXXXX

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
Reference Number : BLD(B) 2/1138/80

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.





30-May-1986

估價編號
Assessment No. : 145-57226-5450-0W

最早發出入伙文件日期
Date of Issue of the Earliest Occupation Document : 30-May-1986

資料提供日期
Date of Provision of Information : 14-Feb-2023

時間 : 16:09:24
面積對算值 : 1 平方米 = 10.764 平方呎
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 : Address or description of tenement : 大坑徑25號 25 TAI HANG DRIVE 朗仕花園 RONS GARDEN 2座 BLK 2 10樓 D室 10/F FLAT D
物業資訊網入伙文件 對照編號 PIO Serial Number of Occupation Document : 006173	

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

附註
Remarks 此物業有下列附屬設施，並不包括在「實用面積」內。
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.

89.4 平方米

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



考考你（練習三）：

- 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



- 89.4平方米 (962平方呎)
- 1986年
- 住宅
- $1939+75+75-2023=66$
- 不適用



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: 14/02/2023 17:34

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 14/02/2023 17:34 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 14/02/2023

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。

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
AND THE EXTENSION THERETO

所佔地段份數

SHARE OF THE LOT: 14/5379

ADDRESS: FLAT D ON 10TH FLOOR OF BLOCK 2
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)

土地查冊 (例子 4)

批約 HELD UNDER: CONDITION OF SALE NO. 4014
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

地址:中文地址不詳



考考你（練習三）：

- | | | |
|-----------------------|--------------------------------------------------------------------------------------|----------------------------------|
| 10) 首份轉讓的買賣協議的註冊摘要編號 |  | • UB3099999 |
| 11) 最近一份臨時買賣合約的日期 |  | • 13/03/2021 |
| 12) 最近一份正式買賣合約的日期 |  | • N/A |
| 13) 最近一份轉讓契的日期和註冊摘要編號 |  | • 14/05/2021
• 21060501940024 |



UB2109645	26/05/1981	08/07/1981	MEMORANDUM WITH CERTIFIED COPY LAYOUT PLAN RE LL.5709 & EXT.	- - - -	-
UB2819390	14/06/1985	18/07/1985	LETTER WITH AMENDED CAR PARK LAYOUT PLAN	- - -	-
UB2820553	19/06/1985	19/07/1985	DECLARATION OF WILLIAM CHEUK KWAN	- -	-

備註 REMARKS: RE FLATS OF BLOCK 1 AND SOME CAR PARKS

UB2872401	16/09/1985	18/09/1985	STATUTORY DECLARATION OF ROBERT ELI	- - -	-
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備註 REMARKS: RE FLATS OF BLOCK 2 AND SOME CAR PARKS

UB3074942	30/05/1986	21/06/1986	OCCUPATION PERMIT NO.H57/86	- -	-
UB3089181	12/06/1986	09/07/1986	DEED OF MUTUAL COVENANT	- -	-

UB3099999	30/08/1986	15/09/1986	AGREEMENT FOR SALE AND PURCHASE WITH PLAN	LEUNG KOON CHING SUK YI (JOINT TENANTS)	\$1,186,700.00 (PT.)
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**LEUNG KOON &
CHING SUK YI**

備註 REMARKS: SEE ASSIGNMENT MEM.NO.3193472



UB8757477	10/08/2002	17/08/2002	SECOND MORTGAGE TO LEE YUK KWA TRADING SECURE GENERAL CREDIT FACILITIES	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	-	-
210410020470017	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 *****



LO KWAI HIN	JOINT TENANT	UB5631402	01/04/1993	05/05/1993	\$4,400,000.00 (PT.)
-					
LO SHUN KWA SERMOND	JOINT TENANT				
-					
AU MAN	JOINT TENANT	UB9019364	15/09/2003	10/10/2003	\$3,880,000.00 (PT.)
-					
CHAN WING	JOINT TENANT				
-					
GOLDEN RIGHT SYSTEMS LIMITED 金權有限公司		21060501940024 ASSIGNMENT	14/05/2021	05/06/2021	\$13,900,000.00 (PT.)

物業涉及的標轉

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
UB2049097	09/01/1981	27/03/1981	ASSIGNMENT OF LEASE(MEM.NO.906856)	PAR INVESTMENTS LIMITED	\$40,000,000.00 (PT.)
				-	
			備註 REMARKS: BY HAW PAR INTERNATIONAL LIMITED		
UB2066594	24/03/1981	05/05/1981	EXTENSION LETTER WITH PLAN RE I.L.5709	-	-

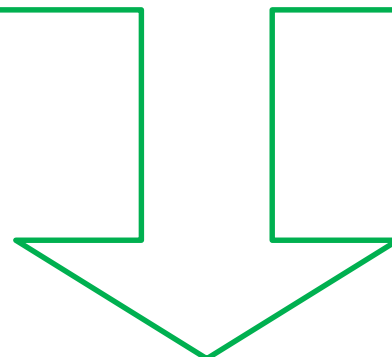


14) 如金權有限公司在14/02/2023與買家訂立買賣合約出售例子4的單位，該交易須繳付的額外印花稅嗎？稅率是多少？

臨時買賣合約日期: 13/03/2021 取得

轉讓契日期: 14/05/2021

處置: 14/02/2023



持有期	在2012年10月27日或之後取得物業
6個月或以內	20%
超過6個月但在12個月或以內	15%
超過12個月但在24個月或以內	10%
超過24個月但在36個月或以內	10%

超過12個月但在24個月或以內

謝謝！