

Glossary

Agreement	協議；合約
Loan Agreement	貸款協議
Provisional Sale & Purchase Agreement	臨時買賣協議
Rescission of Agreement	解除協議
Rental Agreement	租約
Sale & Purchase Agreement	買賣合約
Sub-Sale Agreement	轉售合約
Supplementary Agreement	增補協議
Tenancy Agreement	租約
Approval of Appointment of Manager	司理委任批准書
Approval Letter of Succession	遺產繼承批准書
Assent	允許書
Assignment	轉讓契約
Block Government Lease	集體政府租契
Building Licence	建築牌照；建屋牌照
Building Mortgage/ Building Legal Charge	建築按揭／建築抵押
Car Park Layout Plan	停車場發展藍圖
Certificate of Compliance	完工證；完成規定事項證明書
Certificate of Incorporation on Change of Name	更易名稱證明書
Certificate of Exemption of Estate Duty	豁免遺產稅證明書
Conditions of Grant/ New Grant	批地條件／ 新批地條件
Death Certificate	死亡證
Debenture	債券

Deed	契據；契約
Deed of Exchange	交換契
Deed of Gift	送讓契
Deed of Mutual Covenant	公契
Deed of Partition	分產契
Deed of Rectification	修正契
Deed of Release	解除責任／扣押契約
Deed of Surrender	放棄租位權契據（租約）；土地歸還契約（土地）
Deed Poll	分割契據
Discharge of Mortgage	解除按揭
Equitable Mortgage	樓花按揭
Legal Charge	法定押記
Letters	函件；證明書
Letter A/B	甲／乙種換地權益書
Letters of Administration	遺產管理書
Consent Letter	同意書
Modification Letter	修訂書
'No Objection' Letter	「不反對」通知書
Toleration Letter	暫准書
Master Layout Plan	總綱發展藍圖
Mortgage	按揭
Notice of Resumption	收地通告
Occupation Permit	入伙紙
Power of Attorney	授權書
Probate	遺囑認證
Sealed Copy of Charging Order	押記令蓋印副本

Understanding the Land Register



THE LAND REGISTRY

Securing Your Property, Supporting an Open Market





Information available from the Land Register

The land register is 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 register shall not be used for purposes that are not related to the purposes of the land register.

It is advised that before any dealings, up-to-date land search should be conducted with the Land Registry.

The Land Register comprises the following 4 sections:

(a) Property Particulars

This section provides information on the lot number and the address of the property, the Government Lease under which the lot is held, the lease term, the commencement date of the term and the rent per annum.

(b) Owner Particulars

This section provides information on the name(s) of the registered owner(s), in case the property is not under sole ownership, the manner of holding (for example, as joint-tenants or tenants in common), the date on which the owner(s) acquired the property and the consideration involved.

(c) Incumbrances

This section provides information on all incumbrances (for example, mortgages) registered against the property.

(d) Deeds Pending Registration

This section provides information on documents already lodged for registration against the property but, for one reason or another, registration of the same has not been completed. For a document which has been "withheld" and returned to the lodging parties for clarification, a remark (中止註冊 REGISTRATION WITHHELD) is shown against the entry.

Documents listed under the Deeds Pending Registration Section may or may not be eventually registered. The Land Registry will only proceed to register a document when it complies with all requirements under the Land Registration Ordinance.

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

印刷編號 PRINT CONTROL: CSC31013000001

查詢詳情 PRINTED AT: CUSTOMER CENTRE (COUNTER - 04)
查詢日期及時間 SEARCH DATE AND TIME: 13/10/2023 10:00
查詢人姓名/名稱 NAME OF SEARCHER: CHAN TAI MAN
查詢種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至13/10/2023 07:30 之資料。
THIS INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 13/10/2023.

備註：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用途。使用所載資料須符合個人資料（私隱）條例之規定。
The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the titles to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

進行任何交易前，應先向土地註冊處查詢最新的土地紀錄。
BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料
PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): C7654321

地段編號
LOT NO.: SDA TIN TOWN LOT NO. 4488

地約
HELD UNDER: NEW GRANT NO. 10008

年期
LEASE TERM: FROM 17-3-1997 TO 30-6-2047

開始日期
COMMENCEMENT OF LEASE TERM: 17/03/1997

每年地稅
RENT PER ANNUM: -

所佔地段份數
SHARE OF THE LOT: 50/73363

地址: 新界沙田
山園大廈16座30樓B室
ADDRESS: FLAT B ON 30/F OF BLOCK 16
MOUNTAIN BUILDING
NO. 8 SHATIN STREET
SHATIN NEW TERRITORIES

物業參考編號 PRN: C7654321 (13/10/2023) 第 1 頁, 共 3 頁 PAGE 1 OF 3

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

印刷編號 PRINT CONTROL: CSC31013000001

備註
REMARKS: THE RENT IS \$2000 P.A. UNTIL 30.6.1997 AND THEREAFTER 3% OF THE RATEABLE VALUE OF THE LOT

業主資料
OWNER PARTICULARS

身分 (即非唯一擁有人) 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	代理 CONSIDERATION
MAN SENG INVESTMENT COMPANY LIMITED	-	-	-	-
備註 REMARKS: NEW GRANT NO. 10008 OF SDA TIN TOWN LOT NO. 4488				
CHUNG SAN	16080302420519	08/07/2016	03/08/2016	\$4,438,000.00
陳三	ASSIGNMENT			
LI SI				
李四				
備註 REMARKS: ASSIGNMENT WITH PLAN				

物業參考編號 PRN: C7654321 (13/10/2023) 第 2 頁, 共 3 頁 PAGE 2 OF 3

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

印刷編號 PRINT CONTROL: CSC31013000001

物業涉及之權權
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	代理 CONSIDERATION
16082802660998	27/05/2016	28/06/2016	AGREEMENT FOR SALE AND PURCHASE	CHUNG SAN (JOINT TENANT) LI SI (JOINT TENANT) 李四	\$4,438,000.00
備註 REMARKS: SEE ASSIGNMENT MEM. NO. 16080302420519					

等待註冊的契據
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	代理 CONSIDERATION
16080302420521	08/07/2016	03/08/2016	MORTGAGE	HONGKONG BANK	ALL MONEYS

(中止註冊 REGISTRATION WITHHELD)

*****登記冊末端 END OF REGISTER *****

物業參考編號 PRN: C7654321 (13/10/2023) 第 3 頁, 共 3 頁 PAGE 3 OF 3