

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 title 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.

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

印刷編號 PRINT CONTROL: CSC4102800001

印刷件 PRINTED AT: CUSTOMER CENTRE (COUNTER - 04)
索取日期/時間 SEARCH DATE AND TIME: 28/10/2024 10:00
索取者姓名/名稱 NAME OF SEARCHER: CHAN TAI HAN
索取電腦 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 28/10/2024 07:30 之資料
THIS INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 28/10/2024.

備存土地紀錄以供市民查閱旨在防止欺詐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附帶無關之目的。使用所提供的資料須符合《個人資料（私隱）條例》的規定。
The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the title to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

《政府租契延期條例》已生效，土地量測用的通用政府租契年期資料不會相應更新，適用政府租契年期滿日期，以地政處更新該條例刊例的任何修訂（續期公告）為準。
The Extension of Government Leases Ordinance is in force. Information on lease term for an applicable lease is not updated in the land register accordingly. For the expiry date of the lease term of an applicable Government lease, please refer to the relevant "Extension Notice" published by the Lands Department which should prevail.

進行任何交易前，應先向土地註冊處查詢最新的土地紀錄。
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): C7454321

地段編號
LOT NO.: SECTION A OF SHA 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: -

物業參考編號 PRN: C7454321 (28/10/2024) 第 1 頁，共 4 頁 PAGE 1 OF 4

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

印刷編號 PRINT CONTROL: CSC4102800001

地段編號
LOT NO.: SECTION B OF SHA 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: -

地段編號
LOT NO.: SECTION C OF SHA 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: -

地段編號
LOT NO.: SECTION D OF SHA 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: -

地段編號
LOT NO.: THE REMAINING PORTION OF SHA 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

ADDRESS: FLAT B ON 30/F OF BLOCK 16
MOUNTAIN BUILDING
NO. 8 SHATIN STREET
SHATIN NEW TERRITORIES

地址: 新界沙田
沙田第 8 號
山頂大廈 16 座 30 樓 B 室

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

物業參考編號 PRN: C7454321 (28/10/2024) 第 2 頁，共 4 頁 PAGE 2 OF 4

(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.

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

印刷編號 PRINT CONTROL: CSC4102800001

業主資料
OWNER PARTICULARS

業主姓名 NAME OF OWNER	身份 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊編號/編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
HAN SENG INVESTMENT COMPANY LIMITED	-	-	-	-	-
備註 REMARKS: NEW GRANT NO. 10008 OF SHA TIN TOWN LOT NO. 4488					
CHEUNG SAN	JOINT TENANT	16080302420519	08/07/2016	03/08/2016	\$4,438,000.00
張三 LI SI	JOINT TENANT				
李四					
CHAN TAI HAN	TENANT IN COMMON	24058101520738	03/05/2024	31/05/2024	\$4,659,000.00
陳太文	(1/3)	ASSIGNMENT			
LEE TAI HAN	TENANT IN COMMON				
李大文	(1/3)				
CHEUNG TAI HAN	TENANT IN COMMON				
張太文	(1/3)				

物業參考編號 PRN: C7454321 (28/10/2024) 第 3 頁，共 4 頁 PAGE 3 OF 4

(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

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物業涉及及附屬
INCUMBRANCES

註冊編號/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
16080302420698	07/05/2016	24/06/2016	AGREEMENT FOR SALE AND PURCHASE	CHEUNG SAN 張三 (JOINT TENANT) LI SI 李四 (JOINT TENANT)	\$4,438,000.00
備註 REMARKS: SEE ASSIGNMENT MEM. NO. 16080302420519					
等待註冊的契據 DEEDS PENDING REGISTRATION					
24058102420521	03/05/2024	31/05/2024	MORTGAGE	HONGKONG BANK	ALL MONEYS
(中止註冊 REGISTRATION WITHHELD)					
*****登記冊末端 END OF REGISTER*****					