

土地註冊處
香港金鐘道六十六號
金鐘道政府合署二十八樓
圖文傳真：2596 0281



THE LAND REGISTRY
QUEENSWAY GOVERNMENT OFFICES,
28TH FLOOR, 66 QUEENSWAY,
HONG KONG.
FAX: 2596 0281

覆函請註明本處檔號

In reply please quote this Ref.:

LR/HQ/102/11 II

26 November 2004

來函檔號 Your Ref.:

電話 Tel.:

Land Registry Circular Memorandum No. 2 /04

Operation Details and Procedural Changes of the Central Registration System to be Implemented in February 2005

Purpose

This circular gives advanced notice of changes that will soon be made to the Land Registry's organization and procedures and advises customers how they may be affected.

Background

1. In order to give better services to customers, the Land Registry will soon be implementing the Central Registration System. The nine registries now operating will be merged into a single registration unit for the whole of Hong Kong. A customer centre (the Customer Centre) providing convenient search, deeds lodgement and Owners Corporation services will be set up on the 19th Floor of the Queensway Government Offices (QGO). Under the new system –
 - Registration of all property transactions will be carried out at QGO. Separate registration offices will no longer be maintained in New Territories districts. All instruments will have to be delivered to the Customer Centre for registration.
 - Search services will continue to be available at the Customer Centre as well as at seven New Territories Search Offices. Self-service terminals will be installed in these offices. Customers can obtain search services from the self-service terminals even during lunch break of our counter services. Search services will also be made available over the Internet. The existing Direct Access Services making use of a proprietary network will be discontinued.
 - Applications for registration of Owners Corporations and search of

Owners Corporation records for Hong Kong, Kowloon and Islands will be received at the Customer Centre and for other New Territories districts at their respective Search Offices.

- The Reports on Title and Owners Incorporation Office will be relocated from Marina House, Sai Wan Ho to QGO.

Please refer to Appendix 1 for the addresses of the Land Registry offices under the Central Registration System.

2. The Land Registration (Amendment) Ordinance, enacted in July 2002, provides the legal framework for the above changes. Commencement of the remaining parts of this legislation and implementation of the Central Registration System is dependent on replacement of the Land Registry's old IT systems. The Integrated Registration Information System (IRIS) is being developed for this purpose. IRIS has now completed development and is about to move into the final phase of preparation for service delivery.
3. A commencement notice setting out the date (the Commencement Date) on which it is intended to bring the remaining parts of the Land Registration (Amendment) Ordinance into effect is expected to be issued shortly. Subject to the Legislative Council's approval of the notice, IRIS will be put into service and the Central Registration System begins operating. The Commencement Date is expected to be 12th February 2005.
4. We will issue further circulars to confirm the Commencement Date and advise on associated arrangements nearer the time.
5. The following table sets out the specific changes to procedures and services that will be introduced when Central Registration System comes into operation and directs you to subsequent paragraphs that explain the changes in more detail.

Procedural Changes relating to Central Registration System		
Paragraph	Subject Matter	Highlight
Registration Services		
6	Delivery of instruments for registration	All instruments to be delivered to the Customer Centre

7	Memorial Number	District code identifiers and format for new 14-digit memorial numbers
8	Payment of registration fees	One-stop collection procedure for registration fee and lodgement of instrument
9	Plan attached to an instrument	Attachment of duplicate plan to memorial no longer required except for plans larger than A3 size
10	Certificate of registration	Certificate of registration with machine-printed signature
11	Return of "Stopped Deed" to lodging party	"Stopped Deed" will be returned by courier service/post instead of personal collection
12	Solicitors Code	Customers will be advised on their new customer codes
Memorial Form		
13	New memorial form	Use of the new memorial form and exchange of the old form booklets
14	Property Reference Number (PRN)	Enquiry of PRN and specifying it in memorial form
15	Chinese property address	Completing the Chinese address in memorial form
Land Register		
16	Computerized land register	New format of land register to be printed on A4 paper; certified copy with machine-printed signature on security paper
17	Buildings standing on both Urban and Tsuen Wan lots	For each of the properties concerned, the existing registers will be transferred to a single new register
IRIS Online Services		
18	Online Services	Online Services to be provided on the Internet
19	Transitional arrangement for Direct Access Services (DAS) subscribers	Transfer of the DAS accounts to the new IRIS Online Services accounts
Search Services		
20	Search tickets	Sale of search tickets will cease

Registration Services

6. Delivery of instruments for registration

6.1 At present, the Land Registry provides registration services through nine district-based registries which spread over Hong Kong. The service of each of the registries is confined to the registration of instruments relating to the land within its own district. Under the Central Registration System all instruments can be lodged at the Customer Centre for registration, irrespective of the property location. For an instrument affecting a number of properties located in different districts, the lodging party will only need to complete and deliver one memorial for registration.

7. Memorial Number

7.1 On the Commencement Date, the memorial numbers of memorials delivered before the implementation of the Central Registration System will be prefixed with the following set of district code identifiers for identification and retrieval purposes:

<u>District Code Identifier</u>	<u>Memorial Numbers relating to</u>
UB	Urban Land Registry
IS	Islands New Territories Land Registry
N	North New Territories Land Registry
SK	Sai Kung New Territories Land Registry
ST	Sha Tin New Territories Land Registry
TM	Tuen Mun New Territories Land Registry
TP	Tai Po New Territories Land Registry
TW	Tsuen Wan New Territories Land Registry
YL	Yuen Long New Territories Land Registry

7.2 Each of the district code identifiers represents one of the existing nine registries and indicates the district in which the memorial was delivered. It will be shown on the Land Register together with the memorial number. For example, ST123456 denotes the memorial numbered 123456, delivered to the Sha Tin New Territories Land Registry before the Commencement Date.

7.3 The Land Registry will number the memorials received on or after the Commencement Date using a new series of numbers. Each memorial will be

given a unique 14-digit memorial number. The 14-digit number is made up of four groups of number (e.g. AAAAAAABBBBCCCX). The first three groups, consisting of thirteen digits record the exact order of receipt of each memorial. Each group defines a particular detail of the receipt order for a specific memorial. The meanings are as follows:

- (a) The first six digits (i.e., AAAAAA) stand for the date of receipt of the memorial presented in numerical format (in term of YYMMDD, i.e., Year, Month and Day respectively; each with two digits).
- (b) The next four digits (from the 7th to 10th digit inclusive, i.e., BBBB) record the order of receipt of each batch of memorials received on that date.
- (c) The succeeding three digits (from the 11th to 13th digit inclusive, i.e., CCC) represent the order of memorials within each batch of memorials received.

The 14th digit (i.e., X) is a check digit for control purpose and does not relate to the order of receipt. There will be no space or dashes between these digits.

7.4 For example, in memorial number 05120100010019, “051201” stands for the date of receipt in the respective order of Year (YY), Month (MM) and Day (DD). All memorials received on 1st December 2005 are given memorial numbers starting with “051201”. The order of receipt of each batch of memorials received on each day is shown in the four digits that follow. In the example, “0001” means that the subject memorial belongs to the first batch of memorials received on 1st December 2005. The next three digits further identify the sequence of memorials within each batch of memorials. Hence, “001”, as in the example, is assigned to the first memorial of the batch received. The last digit, i.e., “9” in the example, is the check digit that may vary from memorial number to memorial number.

8. *Payment of registration fees and payment forms*

8.1 When the Central Registration System begins, we will streamline the deeds receipt and payment activities by providing a one-stop counter service at the Customer Centre. Upon presenting a memorial for registration, the registration fee will be collected at the service counter in accordance with the amount indicated by the customer on the memorial form. Customers will not need to make prior payment at a separate shroff counter. An official receipt will be issued

showing the amount of fee collected, the serial number pre-printed on the memorial form and the memorial number of the memorial delivered. As a result of the procedural changes, the use of the payment forms currently used by Urban Land Registry and New Territories Land Registries for payment of registration fees will cease. To avoid the deeds being taken out of order by accident before they reach the service counter, lodging parties should prepare a list showing the proper order of lodgement for reference.

9. ***Plan attached to an instrument***

9.1 At present, a copy of any plan mentioned in and attached to or endorsed on an instrument delivered for registration must be attached to the memorial accompanying the instrument. Upon implementation of Central Registration System, it will no longer be necessary to submit a duplicate copy of the plan in A3 or smaller size. Only a copy of any plan that is larger than A3 size must still be attached to the memorial. Customers are particularly reminded that, according to Regulation 8 of the Land Registration Regulations, a plan attached to or endorsed on an instrument shall be of A4 size unless otherwise permitted by the Land Registry. To obtain the best quality of electronic imaging, I would like to seek your assistance in delivering paper plans instead of plastic/linen ones for our processing.

10. ***Certificate of registration***

10.1 At present the Land Registrar is required to sign a certificate of registration to complete the registration of an instrument. To enhance service quality and security, under the new system the Land Registrar will be issuing a certificate with a printed signature. The certificate will be printed on a security label with a Land Registry logo in colour.

11. ***Return and re-delivery of instruments withheld from registration***

11.1 Upon implementation of the Central Registration System, instruments withheld from registration will no longer be collected by the lodging parties at the Land Registry. They will be returned by courier service or post to the lodging parties concerned, in accordance with the solicitors codes specified in the memorials. On special request by a lodging party, personal collection of a particular document can be arranged.

- 11.2 A dedicated counter will be set up at the Customer Centre for the receipt of re-delivered "Stopped Deeds" and miscellaneous services.

12. *Solicitors Code*

- 12.1 A new set of customer codes for use in memorial forms will be assigned to replace the existing solicitors codes. Customers will be notified of their new codes individually.

Memorial Form

13. *New Form of Memorial to be prescribed by the Land Registrar*

- 13.1 A new form of memorial has been designed to improve the quality of services we provide. This will be an integral part of the new one-stop deeds receipt service. Notes of guidance on completing the new form will be published and also available online from the Land Registry's website about a month before the Commencement Date. A copy of the new form and explanatory note is attached at Appendix 2 for reference.
- 13.2 The new form will be specified by the Land Registrar under Regulation 5(1) of the Land Registration Regulations and published in the Hong Kong Government Gazette before the Commencement Date. The new form should be used for lodging instruments for registration with effect from the Commencement Date. All existing memorial forms will become obsolete on the same date.
- 13.3 Attention is particularly drawn to the statutory requirement of the Land Registration (Amendment) Ordinance that the forms of memorial to be used have to be provided by the Land Registry. Each sheet of the form is serial-numbered to enable logging of the proper order of receipt. Lodging parties should not print or photocopy their own forms for use. Memorial forms not provided by the Land Registry will not be accepted and the instrument will be withheld from registration. The Land Registry has arranged for the printing of this new form. It will be available for sale on 19th Floor QGO and any of the New Territories Land Registries before the Commencement Date. The price is HK\$15 for each book of 100 sheets. A notice advising the sale of the new form will be issued later.

13.4 Customers are advised not to over-stock with the existing forms. After the Commencement Date, the Land Registry will exchange complete booklets of old forms supplied by the Land Registry for booklets of the new forms. Refund for loose sheets of the old form will not be arranged.

14 ***Property Reference Number to be used in memorial form***

14.1 When the Central Registration System comes into operation, the Land Registry will assign a unique 8-digit identification number, the Property Reference Number (PRN), to each and every land register. The PRN will be shown on the land register to facilitate easy identification and quick retrieval of the land records. Customers will be able to obtain the PRN of any property without charge from the electronic directory available from our Information Counter in the Customer Centre. These will be available on the Commencement Date.

14.2 In a memorial delivered for registration under the new procedures, the lodging party is required to specify the PRN of the property in the "Property Reference Number" box in the memorial. As PRNs are not available from the existing land records, the lodging party will have difficulty in completing the memorial in this respect in the initial stage of IRIS operation. A grace period of two months with effect from the Commencement Date will be allowed. During the grace period, the Land Registry will not withhold from registration a memorial where the PRN of the property is known but has not been inserted in the memorial, provided that the memorial is properly completed in all other respects. After the grace period, memorials without the PRN number will be withheld from registration.

14.3 Under IRIS when customers conduct searches over the Internet or self-service terminals, the PRN can be used as an alternative search key. Using the PRN to search for a register simplifies and speeds up the search process.

15. ***Chinese property addresses to be specified in memorials***

15.1 The Land Registration (Amendment) Ordinance enables the Chinese address to be specified in memorial forms. The land register will then be updated with the Chinese address. To help lodging parties to complete the Chinese address in memorial forms, a guideline has been prepared and is available on the Land Registry website (<http://www.landreg.gov.hk>). As a general rule, the Rate

Demand issued by the Commissioner of Rating and Valuation is an authoritative reference point for the Chinese address of a property.

Land Register

16. *Copy of computerized register to be provided by IRIS*
 - 16.1 IRIS will produce an enhanced format of the land register. The unique PRN identifier will be shown on each register. Where known, the address and party names in Chinese will be entered on the register. A dash will be shown in the relevant fields if the owner name in Chinese and the Chinese address are not yet available and vice versa for the English name and address. A specimen of the new format is attached at Appendix 3 for reference.
 - 16.2 Each copy of a register supplied by the Land Registry will be printed on loose sheets of A4 size plain paper, as opposed to the continuous sheet of computer printout of 11 inches x 15 inches currently in use. Features, including print control number, page control, PRN and printing date shown on each page, will provide better security control.
 - 16.3 Certified copies of the register will be printed on loose sheets of A4 size paper with security background. A certifying clause containing a printed signature will be machine-printed on the front page of the certified copy.
17. *Buildings affecting registers kept in both Urban Land Registry and Tsuen Wan New Territories Land Registry*
 - 17.1 There are several buildings that stand on both Urban and Tsuen Wan lots. For these buildings, the Urban Land Registry and the Tsuen Wan New Territories Land Registry keep their own registers at present. A searcher may need to obtain both sets of land registers to have a complete land record of the property concerned. The addresses and names of these buildings are set out in Appendix 4. On implementation of the new system, for each of these buildings, the Land Registry will open a new set of registers. The original sets of registers kept in the two registries will be closed. The new register will contain all the memorials transferred from the two old registers concerning the same property. In the new registers, the memorials will be arranged by the district in which they were registered, rather than by date of receipt. Remarks explaining the changes will be

added to the registers concerned.

IRIS Online Services

18. *Online Services to be provided by IRIS*

- 18.1 IRIS will provide remote search services to our customers in place of the Direct Access Services (DAS). The IRIS Online Services will be delivered on the Internet. Anyone subscribing to Internet services through an Internet Service Provider will be able to access the IRIS Online Services. Government users can access the services through the government network. Customers can access the online services directly at <http://www.iris.gov.hk> or through a hyperlink from the Land Registry's website (<http://www.landreg.gov.hk>).
- 18.2 The IRIS Online Services will be available in two forms, namely, (i) on subscription basis and (ii) on an ad hoc basis (i.e. on a need basis). The IRIS subscription service is provided to assist frequent users. It will offer monthly billing arrangements, monthly transaction listing by account and other special features. For ad hoc online users, online payment of service fees by VISA, MASTERCARD and PPS will be accepted to enable searches to be completed at home or at the office. The service hours for remote search services will be extended to 16 hours a day, 7 days a week (08:30 to 00:30 everyday including Sundays and public holidays).
- 18.3 A step-by-step demonstration and tutorial of the IRIS Online Services will be available from the Land Registry's website. A CD-ROM of the e-kit will also be provided to subscribers for reference and training purposes. Classroom training on fee-paying basis will be organized by the Contractor. Invitation to enrolment will be issued later. The Land Registry will continue to provide a Telephone Help Desk services to our online customers after the rollout of IRIS.

19. *Transition arrangement for subscribers to the Direct Access Services*

- 19.1 The Land Registry will issue a letter with new terms and conditions to each DAS subscriber before IRIS goes live inviting them to transfer their accounts to the IRIS Online Services. Subject to the subscriber's agreement, the Land Registry will transfer their DAS accounts to the new online accounts. A new set of Login IDs and passwords will be assigned to the subscribers under IRIS. Subscribers

will be advised individually on the transitional arrangement later. For government users, the connectivity arrangement has been advised separately.


Search Services at Land Registry

20. *Search Tickets*

20.1 Under IRIS, counter search customers will not be required to buy search tickets for placing orders for computerized registers or other land records. Payment by cash, cheque, EPS, VISA and MASTERCARD will be accepted at the service counters. Customers are encouraged not to stock up on search tickets in the coming months. Existing value-bearing search tickets will not be sold or accepted after the Commencement Date. The refund arrangement for previously sold tickets will be announced later.

Enquiries

21. For enquiries, please contact our Customer Service Manager, Mrs Cindy Lam, at 2867 2882 or e-mail to us at csa@landreg.gov.hk.


(Mrs Alice Lee)
Land Registrar (Acting)

To: All Solicitors
All Government Departments
All DAS Subscribers

c.c. SHPL
LR/CM/102/11 s.f.1

Offices of the Land Registry
under the Central Registration System

Office	Address
1. Customer Centre (Registration and search of Land Records, Owners Corporations services for Hong Kong, Kowloon and Islands)	Queensway Government Offices, 19/F., 66 Queensway, Hong Kong.
2. Tsuen Wan Search Office	Tsuen Wan Station Multi-storey Carpark Building, 11/F., 174-208 Castle Peak Road, Tsuen Wan.
3. Yuen Long Search Office	Yuen Long Government Offices and Tai Kiu Market, 7/F., 2 Kiu Lok Square, Yuen Long.
4. Sha Tin Search Office	Sha Tin Government Offices, 9/F., 1 Sheung Wo Che Road, Sha Tin.
5. Sai Kung Search Office	Sai Kung Government Offices, 4/F., 34 Chan Man Street, Sai Kung.
6. Tuen Mun Search Office	Tuen Mun Government Offices, 5/F., 1 Tuen Hi Road, Tuen Mun.
7. Tai Po Search Office	Tai Po Complex, 4/F., 8 Heung Sze Wui Street, Tai Po
8. North Search Office	North District Government Offices, 2/F., 3 Pik Fung Road, Fanling

Explanatory Note of the New Form of Memorial

The Land Registration (Amendment) Ordinance 2002 requires the Land Registrar to prescribe a new memorial form for the operation of the Central Registration System. The new form will enable the Land Registry to provide a one-stop counter service that the receipt of document and payment for registration fee will be attended at the same counter for the convenience of customers. The revised layout of the form is made simpler, helping to avoid mistakes in preparation and handling.

2. The major features of the new form are:

(i) Solicitors Code

- A customer code to be assigned to each solicitors firm by the Land Registry. The new codes will replace the existing solicitors codes. The solicitors firm presenting an instrument for registration is required to fill in the code so that instruments can be returned correctly and account management can be carried out efficiently. Customers will be advised on their codes individually.

(ii) Registration Fee

- Check boxes indicating registration fees are provided for selection by the lodging solicitors. Completion of a separate payment form for registration fee is no longer required. Upon payment of the registration fee when instruments are submitted, the Land Registry will provide an official receipt for the fees paid.

(iii) The Property Reference Number

- This is a unique number to be assigned by the Land Registry to each land register for identification and retrieval purposes. The number will be shown on each register. Customers can check the PRN of any property from the electronic directory available from the Information Counter at the Customer Centre on 19th Floor Queensway Government Offices.

(iv) Address, undivided shares and lot number

- The address box is enlarged to provide sufficient space to include the address in both English and Chinese. The address is to be set out in full; it is no longer necessary to fill in different columns on 'Block, Flat and Floor'.

(v) ***Date of instrument***

- Solicitors are encouraged to present the date in numerical form of Day-Month-Year for clarity and ease of use.

(vi) ***Stamp Office Instrument Reference Number***

- It refers to the 12-digit 'Instrument Ref. No.' appearing in the 1st row of the Stamp Certificate. Please specify the full number in the memorial.

3. Each memorial form has its own serial number. The number is shown in the bottom right hand corner of the form and a bar code representing it will be printed on the top right hand corner for receipt purposes on lodgement. The barcode will then be covered by a memorial number label which will be put on by the Land Registry. The memorial number will indicate the exact date and sequence of lodgement of the memorial.

**MEMORIAL of an instrument to be registered in the Land Registry
under the Land Registration Ordinance**

依據土地註冊條例在土地註冊處註冊的文書之註冊摘要



Solicitors Code of lodging firm 交付文書律師行的律師代號	Please tick the appropriate box 請選擇合適方格	Other (please specify) 其他(請註明)
	Registration Fee 註冊費用 <input type="checkbox"/> \$210 <input type="checkbox"/> \$230 <input type="checkbox"/> \$450 <input type="checkbox"/> \$1000 <input type="checkbox"/> \$2000	\$
Nature and object of the instrument 文書的性質及目的		

Property Reference Number (if any) 物業參考編號 (如有的話)
--

Premises affected by the instrument 受文書影響的處所	Address (if applicable; including the address in the Chinese language, if known) 地址 (如適用, 包括所知悉的中文地址)
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Undivided Shares (if any) 所佔的不分割份數(如有的話)
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Lot Number(s) 地段編號

Date of instrument 文書日期 ___/___/___ Day 日 Month 月 Year 年	Consideration 代價
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Names of parties (including the names in the Chinese language, if known) 各方的姓名或名稱 (包括所知悉的中文姓名或名稱)	In case of change of ownership, please specify Identification Numbers of parties (Identity Card No./ Travel Document No./Company No./etc.) 如涉及業權轉變, 請註明各方的身分識別號碼(身分證號碼、旅行證件號碼、公司編號等)	Status of parties (Assignor/ Assignee/etc.) 各方的身分(出讓人、受讓人等)	Respective shares in, and capacities in relation to, the premises 各方在處所的各別份數和身分
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Memorial number (including district code identifier, if applicable) of transaction satisfied 被償付的文書之註冊摘要編號 (包括地區標識代號, 如適用)	Stamp Office Instrument Reference No. 印花稅署文書編號	Stamp Duty 印花稅 \$
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On this _____ day of _____ 20____ I (name) _____
 於 20____ 年 _____ 月 _____ 日, 本人(姓名) _____
 of (name of solicitors firm) _____ Hong Kong, Solicitor
 為(律師行名稱) _____ 的香港律師
 hereby certify that the foregoing Memorial contains a just and true account of the several particulars therein set forth as required by the Land Registration Regulations.
 在此核實上述註冊摘要, 是錄載其內所列各項詳情的確當真實敘述, 以符合《土地註冊規例》的規定。

[樣本 Specimen]

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

印製編號 PRINT CONTROL: 1234567

印製於 PRINTED AT: CUSTOMER CENTRE
查冊日期及時間 SEARCH DATE AND TIME: 25/03/2005 15:30
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 25/03/2005 08:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 08:30 ON 25/03/2005.

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): A1234573

地段編號

LOT NO.: THE REMAINING PORTION OF KWUN TONG INLAND LOT
NO. 551

批約 held UNDER: CONDITIONS NO. 1234567

年期 LEASE TERM: 75 YEARS RENEWABLE FOR 24 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 01/07/2000

每年地稅 RENT PER ANNUM: 3% OF THE RATEABLE VALUE OF THE
LOT

所佔地段份數

SHARE OF THE LOT: 10/7800

ADDRESS: UNIT NO. 50 ON 40 TH FLOOR

SHING YIP INDUSTRIAL BUILDING

NOS.19-21 SHING YIP STREET

KOWLOON

地址: 九龍勝業街 19-21 號

勝業工業大廈

40 樓 50 室

[樣本 Specimen]
 土地註冊處 THE LAND REGISTRY
 土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: 1234567

備註

REMARKS: MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. NK999/81 DATED 20/11/2001

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)	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
MAN SENG INVESTMENT COMPANY LIMITED		20/07/2001	23/08/2001	\$90,000,000.00
備註 REMARKS: ASSIGNMENT OF KTEL 551				
WONG TAI MAN 黃大文	TENANT IN COMMON (1010/2000)	10/03/2005	23/03/2005	\$2,000,000.00
CHAN SIU MAN 陳小文	TENANT IN COMMON (990/2000)			

[樣本 Specimen]

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

印製編號 PRINT CONTROL: 1234567

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
05032300080012	12/02/2005	23/03/2005	AGREEMENT FOR SALE AND PURCHASE WITH PLAN	WONG TAI MAN 黃太文 (TENANT IN COMMON: 1010/2000) CHAN SIU MAN 陳小文 (TENANT IN COMMON: 990/2000)	\$2,000,000.00

備註 REMARKS: SEE ASSIGNMENT MEM. NO. 05032300080026

DEEDS PENDING REGISTRATION
等待註冊的契約

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
05032300080031	20/03/2005	23/03/2005	MORTGAGE	HONG KONG BUSINESS BANK 香港工商業銀行	ALL MONIES

*****登記冊末端 END OF REGISTER *****

Buildings affecting registers kept in both Urban Land Registry and Tsuen Wan New Territories Land Registry

涉及市區土地註冊處及新界荃灣土地註冊處備存的登記冊的樓宇

	Building Name 樓宇名稱	Lots 地段	Address 地址
1.	International Trade Centre 達貿中心	The Remaining Portion of Section A of Tsuen Wan Town Lot No. 300 荃灣市地段第 300 號 A 段的餘段 The Remaining Portion of Section A of Tsun Wan Inland Lot No. 28 荃灣內地段第 28 號 A 段的餘段	11 Sha Tsui Road 沙咀道 11 號
2.	Superluck Industrial Centre Phase 2 荃運工業中心第二期	Lot No. 328 in D.D. 355 丈量約份第 355 約地段第 328 號 The Remaining Portion of Lot No. 339 in D.D. 355 丈量約份第 355 約地段第 339 號的餘段 Tsun Wan Inland Lot No. 44 荃灣內地段第 44 號	57 Sha Tsui Road and 30-38 Tai Chung Road 沙咀道 57 號及大涌道 30-38 號
3.	The Panorama 蔚景花園	Lot No. 327 in D.D. 355 丈量約份第 355 約地段第 327 號 Section A of Tsuen Wan Inland Lot No. 16 荃灣內地段第 16 號 A 段	520 Castle Peak Road Tsuen Wan 青山公路荃灣段 520 號
4.	Cable TV Tower 有線電視大樓	Tsuen Wan Town Lot No. 218 荃灣市地段第 218 號 Tsun Wan Inland Lot No. 36 荃灣內地段第 36 號	9 Hoi Shing Road 海盛路 9 號
5.	Cable TV Tower South 有線電視大樓南座	Tsuen Wan Town Lot No. 218 荃灣市地段第 218 號 Tsun Wan Inland Lot No. 36 荃灣內地段第 36 號	54-64 Chai Wan Kok Street 柴灣角街 54-64 號