

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



註冊摘要編號
Memorial No.:
07100802170165

接獲日期
(日/月/年)
Received On
(DD/MM/YYYY)
08/10/2007

Solicitors Code of lodging firm 交付文書律師行的律師代號 00038301	Registration Fee 註冊費用	Please tick the appropriate box 請選擇合適方格					Other (please specify) 其他的 (請註明)
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		\$210	\$230	\$450	\$1000	\$2000	\$
Nature and object of the instrument 文書的性質及目的 Assignment							

Property Reference Number (if any) 物業參考編號 (如有的話)
B3112687 and B3107743

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)
G/F & Garden of House 7 and Private Open Space No. 19 Yee Hong Villa
Lot No. 1109 in Demarcation District No. 215 Sai Kung New Territories
(Official Address not yet known) (Chinese Address not known)

Undivided Shares (if any) 所佔的不分割份數 (如有的話)
16/284

Lot Number(s) 地段編號
Lot No. 1109 in Demarcation District No. 215

Date of instrument 文書日期
13/10/2007

Consideration 代價
HK\$2,450,000.00

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 (Identify 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
NG CHI HUNG (梁志雄) CHOW MEI PO REBECCA (周美寶) And FANG WEN (方文)	HKIC Nos. G168276(7)/ And C490875(7)/ HKIC No. D344211(0)	Vendor Purchaser	N/A Sole Owner

Memorial number (including district code identifier, if applicable) of transaction satisfied 被交付的文書之註冊摘要編號 (包括地區標識代號, 如適用)
07082903020126

Stamp Office Instrument Reference No. 印花稅署文書編號
3-08-087779-1-0-0

Stamp Duty 印花稅
\$ 100.00

On this 6th day of October 2007 (name) Luo Yanling
於 2007 年 10 月 6 日, 本人 (姓名) Yaddy Cheung & Co.

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甚真實敘述, 以符合《土地註冊條例》的規定。

Hong Kong 香港

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稅務局
印花稅署
香港灣仔告士打道5號 稅務大樓3樓

電話號碼 Tel. No.: 2594 3202
圖文傳真 Fax No.: 2519 9025

INLAND REVENUE DEPARTMENT
STAMP OFFICE
3/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong.

網址 Website: www.ird.gov.hk
電郵 E-mail: taxsd@ird.gov.hk

印花證明書 STAMP CERTIFICATE

(請將此證明書夾附於文書上，作為已加蓋印花的證明。 Please attach this certificate to the instrument as evidence of stamping.)

文書編號 Instrument Ref. No.: 3-08-087779-1-0-0
文書性質 Nature of Instrument: 樓契-Assignment
文書簽立日期 Date of Instrument: 13 / 09 / 2007 (日 Day / 月 Month / 年 Year)
代價款額 Consideration: \$2,450,000.00
取得之權益 Interest acquired: 100.00%
物業地址 Property Address: ~~G/R & Garden of House 7~~
~~and Private-Open Space No.19~~
~~Yes-Hang Villa~~
~~Lot No. 109 in DD215E~~
~~Sai-Kung-NT~~

有關人士姓名及身份
Name and capacity of parties:
賣方 Vendor(s):
(1) NG CHI HUNG
(2) CHOW MEI PO REBECCA
買方 Purchaser(s):
(1) FANG WEN

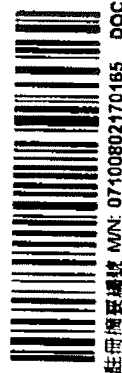
茲證明上述文書已加蓋印花 / 簽註如下:

This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No. : 08-3-0154897-1
加蓋印花日期 Date of Stamping : 24 / 09 / 2007 (日 Day / 月 Month / 年 Year)
已付印花稅 Stamp Duty Paid : \$ 100.00
付款方式 Payment Method : 電子付款/現金 Electronic Payment / Cash
簽註/表明 Endorsement / Denotation :
- 此文書是依循一份已加蓋印花的買賣協議而簽立
Executed in conformity with a stamped chargeable
agreement for sale

印花稅署署長 劉麥懿明

Mrs LAU MAK Yee-ming, Alice
Collector of Stamp Revenue



I.R.C.表格第3511號
I.R.C.3511

可網上核對證明書的真確性
Authenticity check of certificates is available at www.esd.gov.hk

THIS ASSIGNMENT is made the 13th day of September 2007

BETWEEN

(1) NG CHI HUNG (吳志雄) and CHOW MEI PO REBECCA (周美寶) both of 2nd Floor, No.160 Pak Kong New Village, Sai Kung, New Territories, Hong Kong

("the Vendor") and

(2) FANG WEN (方文) of Ground Floor, House 7, Yee Hong Villa, Lot No.1109 in DD215L, Sai Kung, New Territories, Hong Kong ("the Purchaser").

In consideration of the sum of HONG KONG DOLLARS TWO MILLION FOUR HUNDRED AND FIFTY THOUSAND ONLY (HK\$2,450,000.00) paid by the Purchaser to the Vendor (receipt whereof is acknowledged) the Vendor as beneficial owner and as Joint Tenants ASSIGNS to the Purchaser the land described in the Schedule hereto ("the Property") and the whole of the Vendor's interest therein and thereto TO HOLD the same unto the Purchaser for the residue of the term of years created by the Government Lease referred to in the Schedule ("the Government Lease") and/or (as the case may be) absolutely Subject to the payment of the yearly Government rent or (as the case may be) a due proportion thereof reserved by and the covenants conditions and provisos contained in the Government Lease and subject to and with the benefit of such deed(s) of mutual covenant, deed(s) of grant of rights or rights of way and/or other rights, management agreement and/or other documents of similar nature referred to in the Schedule

(hereinafter collectively referred to as "the said Deed of Mutual Covenant") and the Vendor hereby covenants with the Purchaser that the covenants terms and conditions contained in the said Deed of Mutual Covenant insofar as the same affect the Property have been performed and observed up to the date of this Assignment and the Purchaser hereby covenants with the Vendor that the Purchaser will observe and perform all the covenants and conditions in the said Deed of Mutual Covenant contained insofar as the same affect the Property and will keep the Vendor indemnified against all actions suits expenses and claims on account of the breach or non-performance of the said covenants and conditions or any of them and it is hereby agreed that the covenants for title mentioned in Part I and Part II of the First Schedule of the Conveyancing and Property Ordinance (Cap.219) shall be incorporated herein as if they were herein written.

IT IS HEREBY CERTIFIED that the transaction hereby effected 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\$3,000,000.00**.

IT IS HEREBY FURTHER CERTIFIED that the Property subject to this Assignment is a **residential property** within the meanings of Section 29A(1) of the Stamp Duty Ordinance (Cap.117).

IN WITNESS whereof the Vendor and the Purchaser hereto have hereunto set their hands and seals the day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

1. The Property -

(a) Description :-

ALL THOSE ~~16~~ equal undivided ~~284th~~ parts or shares of and in ALL THAT piece or parcel of ground registered in the Land Registry as ~~LOT NO.1109 IN DEMARCATION DISTRICT NO.215~~ ("the Lot") And of and in the messuages erections and buildings thereon known or intended to be known as ~~YEE HONG VILLA~~ (怡康苑) Sai Kung New Territories ("the Building") TOGETHER with the sole and exclusive right and privilege to hold use occupy and enjoy ALL THAT the ~~GROUND FLOOR~~ (including the Garden adjacent thereto) of ~~HOUSE 7~~ of the Building as shown on the ~~GROUND-FLOOR PLAN~~ attached to an Assignment registered in the Land Registry by Memorial No.SK189357 ("the said Assignment") and thereon coloured Pink and ALL THAT ~~PRIVATE OPEN SPACE NO.19~~ as shown on the ~~NO.19 PRIVATE OPEN SPACE PLAN~~ attached to the said Assignment and thereon coloured Pink.

(b) Exceptions and Reservations :-

The Property is held subject to the exceptions and reservations more particularly contained described and/or mentioned in the Government Lease and the said Assignment.

(c) Easements and other appurtenant rights :-

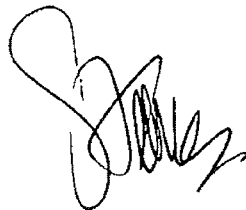
The Property is held subject to and with the benefit of all easements rights and rights of way (if any) and all other appurtenant rights contained described and/or mentioned in the said Assignment and subject to and with the benefit of a Deed of Mutual Covenant registered in the Land Registry by Memorial No.SK189123.

2. The Government Lease –

A Government Lease in respect of the Lot was deemed to have been issued under and by virtue of Section 14 of the Conveyancing and Property Ordinance, Cap.219 upon compliance with the terms and conditions precedent contained in certain Agreement and Conditions of Exchange deposited and registered in the Land Registry as New Grant No:7715, particulars whereof are as follows :-

- (a) Date : The 23rd day of May 1990
- (b) Parties : The District Lands Officer, Sai Kung for and on behalf of the Governor of the one part and MASS EARN LIMITED of the other part
- (c) Term : Commencing from the 23rd day of May/1990/and expiring on the 30th June/2047/
- (d) Lot Number : Lot No.1109 in Demarcation District No.215

SIGNED SEALED and DELIVERED)
by the Vendor (who having been identified)
by production of their Hong Kong Identity)
Cards Nos.G168276(7) and C490875(7)))
in the presence of :-)




Andrew To
Solicitor, Hong Kong SAR
Ng, Lie, Lai & Chan Solicitors & Notaries

INTERPRETED to the Vendor by :-


Andrew To
Solicitor, Hong Kong SAR
Ng, Lie, Lai & Chan Solicitors & Notaries

SIGNED SEALED and DELIVERED)

by the Purchaser (Holder of Hong Kong)

Identity Card No.D344211(0))

in the presence of :-)



FIONA LO

Legal Executive to Messrs. Yaddy Cheung & Co.,
Solicitors, Hong Kong.

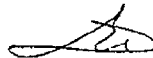
INTERPRETED to the Purchaser by :-



FIONA LO

Legal Executive to Messrs. Yaddy Cheung & Co.,
Solicitors, Hong Kong.

I hereby verify the signature
of FIONA LO



LUO YANLING
Solicitor, HKSAR
Yaddy Cheung & Co.

Dated the 13th day of September 2007

ASSIGNMENT



註冊摘要編號 Memorial No.:

07100802170165

本文書於2007年10月8日在土地註冊處
以上述註冊摘要編號註冊。

This instrument was registered in the
Land Registry by the above Memorial
No. on 08 October 2007.

A handwritten signature in black ink, appearing to be 'S. Y. Yip'.

土地註冊處處長
Land Registrar

YADDY CHEUNG & CO.,
SOLICITORS,
UNIT A & B, 21ST FLOOR,
FULL WIN COMMERCIAL CENTRE,
573 NATHAN ROAD,
KOWLOON,
HONG KONG.

Ref: 77/45764/CON-P/07
{as(VillageHse-YeeHongVilla)(Lot1109DD215SK)
-45764}