

## **Appendix I**

### **Response to Comments from Transport Department**

Comments from Transport Department (Received from Planning Department on 21 February 2025) (Contact Person: Mr. Kalic Chow, tel.: [REDACTED])		Our Response to Transport Department						
(1)	Our previous comments provided on the previous planning application No. A/K11/245 remains unchanged that L/UL spaces should be provided according to HKPSG and the applicant should supplement the L/UL arrangement including but not limited to the goods delivery routes for our comment.	<b>(1) Existing Car Parking Provision, Proposed Parking Arrangement and Goods Delivery Routes</b> The subject building, Jing Wah Building, is a 9-storey industrial building commonly built with the adjoining 15-storey industrial building, namely Efficiency House (35 Tai Yau Street). The subject industrial development is providing internal transport facilities in accordance to lease condition <b>(the relevant approved GBP under BD ref. 2/5047/62 and 2-3/5047/62/10 are attached)</b> as follows:						
	<b><i>Previous comments provided on the previous planning application No. A/K11/245 are reiterated below:-</i></b> <i>(1) The applicant should elaborate the proposed car parking provision and demonstrate the fulfillment of HKPSG requirements and provide the relevant calculation, proposed carpark layout, loading/unloading arrangement including goods delivery routes within building for our further consideration.</i>	<table><tr><th>Floor</th><th>Internal Transport Facilities (Jing Wah Building)</th><th>Internal Transport Facilities (Efficiency House)</th></tr><tr><td>G/F</td><td>11 nos. Private Car Parking Space</td><td>6 nos. Private Car Parking Space &amp; 17 nos. Parking, Loading/Unloading Space for Goods Vehicle</td></tr></table> <p>According to the approved GBP, the total non-domestic GFA of subject industrial development is 332,046.01 sq.ft (about 30,847.83 sq.m). The proposed conversion of the subject workshop to ‘Shop and Services’ use (involving floor area of about 126.5 sq.m) and ‘Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)’ (involving floor area of about 208.8 sq.m) constitutes not more than 1.1% of total GFA of the industrial development, the additional demand for internal transport facilities should be considered minimal. The loading/unloading activities for the proposed use would perform at the existing loading/unloading space at G/F of the subject industrial development.</p> <p>The proposed goods delivery route and proposed pedestrian route within building is demonstrated in <b>Figure 3</b>. The proposed pedestrian route shall be restricted for staff use only.</p>		Floor	Internal Transport Facilities (Jing Wah Building)	Internal Transport Facilities (Efficiency House)	G/F	11 nos. Private Car Parking Space
Floor	Internal Transport Facilities (Jing Wah Building)	Internal Transport Facilities (Efficiency House)						
G/F	11 nos. Private Car Parking Space	6 nos. Private Car Parking Space & 17 nos. Parking, Loading/Unloading Space for Goods Vehicle						

<b>Comments from Transport Department (Received from Planning Department on 21 February 2025)</b> <b>(Contact Person: Mr. Kalic Chow, tel.: [REDACTED]) (Con't)</b>	<b>Our Response to Transport Department</b>
<p>(2) <i>To determine the acceptability of the proposed use of the existing loading/unloading bay at Efficiency House, the applicant should seek the agreement from the stakeholders for allocating designated loading/unloading bay(s) to them. The applicant should provide justification to confirm and demonstrate that their proposal will not induce roadside loading/unloading and good delivery on the public road and the remaining loading/unloading bays are adequate for the Efficiency House.</i></p>	<p><b>(2) (i) Proposed Goods Delivery Route within Building</b>  Considering the applicant finds difficulty in seeking written consent/agreement from the existing owner of Efficiency House to allocate designated loading/unloading bay(s) to serve the proposed ‘Shop and Services’ ‘and ‘Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)’ uses at this planning application stage, the applicant would like to propose goods delivery route within building as shown in <b>Figure 3</b>.</p> <p><b>(2) (ii) Existing Utilization Condition</b>  Please be clarified that the applicant is the sole owner of Jing Wah Building (see all Land Registers in <b>Annex A</b>) including the existing car park on ground floor of the subject building. Currently, 8 nos. of car parking spaces on site are under monthly rental to the users of Jing Wah Building while the remaining parking spaces on site are reserved for applicant’s self-use. From 21 February 2025 to 24 February 2025, it is observed that the 8 nos. of car parking space under monthly rental are occupied during office hour 9:00 am to 6:00 pm from Monday to Saturday and unoccupied on Sunday. The remaining parking spaces reserved for the applicant’s self-use are unoccupied everyday.</p> <p><b>(2) (iii) Proposed New Parking Arrangement for Proposed Development on G/F</b>  It is proposed that unloading/unloading activities for the proposed ‘Shop and Services’ ‘and ‘Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)’ uses shall be performed at the existing car park at Jing Wah Building (Car Parking Space Nos. P5 &amp; P6 shall designated exclusive use by the proposed development for L/UL or parking activities from 7:00 am to 9:00 am everyday by visit-by-appointment arrangement (<b>Figure 3</b>). The visit-by-appointment arrangement shall be managed by the existing property managers/security guards residing at the subject building who are directly employed by the applicant. The parking arrangement shall be as follows:-</p>

Car Parking Space No.	Dimension (W x L) (m)	Designated Users
9 nos. (P1, P2, P3, P4, P7, P8, P9, P10 & P11)	2.5 m x 5m	Monthly Rental to the users of the subject Jing Wah Building
2 nos. (P5 & P6)	2.5 m x 5m	(i) Exclusive Use by the proposed 'Shop and Services' 'and 'Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)' uses for L/UL or parking activities from 7:00 am to 9:00 am everyday by visit-by-appointment arrangement (at construction/renovation stage and operation phases of the proposed development)  (ii) Hourly Rental to the users of the subject Jing Wah Building (other than 7:00 am to 9:00 am everyday)

**(2) (iv) The Anticipated L/UL and Parking Demand from the Proposed Development**

The anticipated L/UL and parking demand from the proposed 'Shop and Services' 'and 'Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)' uses are as follows:-

*(a) Operation Phase*

The anticipated type of vehicles for goods delivery shall be Light Goods Vehicle (LGV) and the estimated trips generated from the delivery of goods shall be a maximum of 4 trips per week and each unloading/unloading slot shall not be more than 30 minutes. Meanwhile, car parking facility required by customers is not anticipated as the proposed use mainly serve the demand from the local workers and residents.

		<p><u>(b) Construction/Renovation Phase</u></p> <p>The conversion of the subject workshop to proposed 'Shop and Services' 'and 'Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)' uses shall involve minor A&amp;A and renovation works only, LGV shall be able to cater for the need of delivery of construction materials at construction/renovation phase. The anticipated type of vehicles for delivery of construction materials shall be Light Goods Vehicle (LGV) and the delivery of construction materials shall only be performed at early stage of the proposed development. The construction period shall last for about two months and each unloading/unloading slot shall <u>not be more than 30 minutes</u>.</p> <p><b>(2) (v) Provision of Light Goods Vehicle for Goods Delivery at Existing Carpark</b></p> <p>According to the latest approved GBP for the subject building, the 2 nos. of car parking space (P5 &amp; P6) to be designated exclusive use by the proposed 'Shop and Services' 'and 'Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)' uses for parking or L/UL activities from 7:00 am to 9:00 am everyday has locational advantage to accommodate a Light Goods Vehicle with standard parking dimension of 3.5 m (W) x 7.0 m (L) as specified in Hong Kong Planning Standards and Guidelines (HKPSG) (as demonstrated on <b>Figure 3</b>).</p> <p><b><u>(2) (vi) Need of L/UL Activities Shall be Catered by New Parking Arrangement</u></b></p> <p>Considering the observation on existing utilization condition stated in para. (ii) above, the proposed new parking arrangement shall be able to cater the need of L/UL activities generated from the proposed 'Shop and Services' and 'Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)' uses.</p>
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## **Annex A**

[View PROPERTY PARTICULARS](#)  
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[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: 13/05/2024 17:01  
查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA  
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 13/05/2024 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 13/05/2024.

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.

進行任何交易前，應先向土地註冊處查閱最新的土地紀錄。  
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): B6817019

地段編號  
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179  
年期 LEASE TERM: 99 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898  
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數  
SHARE OF THE LOT: 4/164

ADDRESS: GROUND FLOOR  
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註  
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965  
THE DETERMINED RENT IS PT. \$138 P.A.  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

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
EFFICIENCY INDUSTRIAL WORKS LIMITED					
備註 REMARKS: CONDITIONS OF SALE NO.7179 OF NKIL 4437					
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	
備註 REMARKS: ASSIGNMENT					

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
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN		
UB414474	09/10/1963	24/10/1963	BUILDING MORTGAGE WITH PLAN	THE CHARTERED BANK	



備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL

UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB496440	12/07/1965	31/07/1965	FURTHER CHARGE	THE CHARTERED BANK	-
備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL					
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-
備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179					
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN- CONDITIONS	-	-
備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT					
UB516853	30/12/1965	13/01/1966	TENANCY AGREEMENT OF BLOCK CONTINENTAL DEVICE (HONG B WITH PLAN FOR 2 YEARS KONG) LIMITED FROM 1.6.1965	-	-
備註 REMARKS: DEPOSIT IS PT. \$8300 & RENT IS PT. \$8300 PER MONTH					
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB607750	16/11/1967	29/12/1967	SECOND MORTGAGE TO SECURE THE CHARTERED BANK BANKING FACILITIES	-	-
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB692626	15/08/1969	12/09/1969	SUPPLEMENTAL DEED OR DEED THE CHARTERED BANK OF APPORTIONMENT	-	-
備註 REMARKS: ENDORSED ON BUILDING MORTGAGE MEM. NO.414474 AND FURTHER CHARGE MEM. NO.496440					
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-
備註 REMARKS: RE GROUND FLOOR					
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-
備註 REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE					
UB2286652	05/05/1982	21/07/1982	DUPLICATE AGREEMENT FOR LEASE FOR THE TERM FROM 16.2.82 TO 10.3.83	TELEDYNE HONG KONG LIMITED	-
備註 REMARKS: RE ONE PORTION OF UNIT B DEPOSIT IS \$16200 & RENT IS \$16200 PER MONTH					
UB4181247	16/08/1989	07/09/1989	TENANCY AGREEMENT FOR 3 YEARS FROM 11.7.89 TO 10.7.92	TELEDYNE HONG KONG LIMITED	(PT.)
備註 REMARKS: RE UNITS A & B ON 1/F-2/F & ONE ENCLOSED PORTION OF UNIT B & DANG- EROUS STORE ON G/F FOR RENT SEE M/N					
UB5442584	16/09/1992	28/09/1992	TENANCY AGREEMENT FOR 5 YRS. FROM 11.7.92	TELEDYNE HONG KONG LIMITED	-
備註 REMARKS: THE RENT IS HK\$146000.00 PER MTH. AND THE DEPOSIT IS HK\$14600.00 FOR PREMISES AFFECTED, SEE MEM.					
UB7658486	06/11/1998	14/01/1999	ORDER NO. INVO272/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : DILAPIDATION/DEFECTS IN THE EXTERIOR AND COMMON AREAS & 1/F CANTILEVERED CANOPY					
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658487	06/11/1998	14/01/1999	ORDER NO. DR29/K/98 UNDER SEC.28(3) OF THE BUILDINGS- ORDINANCE	-	-
備註 REMARKS: RE: DEFECTIVE COMMON DRAINS BY THE BUILDING AUTHORITY					
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658488	06/11/1998	14/01/1999	ORDER NO. INVO 271/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-

備註 REMARKS: RE : 1/F CANTILEVERED CANOPY BY THE BUILDING AUTHORITY

UB7971776	10/11/1999	28/01/2000	LETTER OF COMPLIANCE	-	-
UB8102493	30/05/2000	15/06/2000	LEASE FROM 11/7/2000 TO 10/7/2005 RE UNITS B & C ON G/F,	TELCOM SEMICONDUCTOR HONG KONG LIMITED	-
備註 REMARKS: WHOLE OF 1/F & 2/F, UNIT A ON 5/F & 7/F MONTHLY RENT IS \$156406					
UB8477483	01/08/2001	30/08/2001	SURRENDER AGREEMENT	-	-
06082401670077	01/03/2006	24/08/2006	ORDER NO.UBZ/U25-02/0016/05 BY THE BUILDING AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : COMMON PART(S) ONLY					
07010501310364	17/11/2006	05/01/2007	LETTER OF COMPLIANCE	-	-
17052302590396	28/04/2017	23/05/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	FOR CONSIDERATION SEE MEMORIAL (PT.)
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17052302590409	28/04/2017	23/05/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013					
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

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 \*\*\*\*\*

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[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: 13/05/2024 17:01  
查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA  
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

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物業資料  
PROPERTY PARTICULARS

物業參考編號  
PROPERTY REFERENCE NUMBER (PRN): A6063579

地段編號  
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179  
年期 LEASE TERM: 99 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898  
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數  
SHARE OF THE LOT: 4/164

ADDRESS: 1ST FLOOR  
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註  
REMARKS: SURVEY OF NKIL 4437 HAA NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965  
THE DETERMINED RENT IS PT. \$138 P.A.  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

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
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備註 REMARKS: CONDITIONS OF SALE NO.7179 OF NKIL 4437					
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	
備註 REMARKS: ASSIGNMENT					

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
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN	-	-
UB414474	09/10/1963	24/10/1963	BUILDING MORTGAGE WITH PLAN	THE CHARTERED BANK	-

			備註	REMARKS: FOR CONSIDERATION SEE MEMORIAL		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-	
UB496440	12/07/1965	31/07/1965	FURTHER CHARGE	THE CHARTERED BANK	-	
			備註	REMARKS: FOR CONSIDERATION SEE MEMORIAL		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-	
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-	
			備註	REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179		
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN - CONDITIONS	-	-	
			備註	REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT		
UB516853	30/12/1965	13/01/1966	TENANCY AGREEMENT OF BLOCK CONTINENTAL DEVICE (HONG B WITH PLAN FOR 2 YEARS KONG) LIMITED FROM 1.6.1965	-	-	
			備註	REMARKS: DEPOSIT IS PT. \$8300 & RENT IS PT. \$8300 PER MONTH		
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-	
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-	
UB607750	16/11/1967	29/12/1967	SECOND MORTGAGE TO SECURE BANKING FACILITIES	THE CHARTERED BANK	-	
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-	
UB692626	15/08/1969	12/09/1969	SUPPLEMENTAL DEED OR DEED OF APPORTIONMENT	THE CHARTERED BANK	-	
			備註	REMARKS: ENDORSED ON BUILDING MORTGAGE MEM. NO.414474 AND FURTHER CHARGE MEM. NO.496440		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-	
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-	
			備註	REMARKS: RE GROUND FLOOR		
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-	
			備註	REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
UB4181247	16/08/1989	07/09/1989	TENANCY AGREEMENT FOR 3 YEARS FROM 11.7.89 TO 10.7.92	TELEDYNE HONG KONG LIMITED	- (PT.)	
			備註	REMARKS: RE UNITS A & B ON 1/F-2/F & ONE ENCLOSED PORTION OF UNIT B & DANGEROUS STORE ON G/F FOR RENT SEE M/N		
UB5442584	16/09/1992	28/09/1992	TENANCY AGREEMENT FOR 5 YRS. FROM 11.7.92	TELEDYNE HONG KONG LIMITED	-	
			備註	REMARKS: THE RENT IS HK\$146000.00 PER MTH. AND THE DEPOSIT IS HK\$14600.00 FOR PREMISES AFFECTED, SEE MEM.		
UB5656572	20/04/1993	26/05/1993	ORDER NO. DC0177/93/K UNDER SECTION 24(1) OF THE BUILDINGS ORDINANCE	-	-	
			備註	REMARKS: BY THE BUILDING AUTHORITY WITH PLAN		
UB5821991	19/08/1993	20/10/1993	LETTER OF WITHDRAWAL	-	-	
UB7658486	06/11/1998	14/01/1999	ORDER NO. INVO272/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-	
			備註	REMARKS: RE : DILAPIDATION/DEFECTS IN THE EXTERIOR AND COMMON AREAS & 1/F CANTILEVERED CANOPY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-	
UB7658487	06/11/1998	14/01/1999	ORDER NO. DR29/K/98 UNDER SEC.28(3) OF THE BUILDINGS ORDINANCE	-	-	
			備註	REMARKS: RE: DEFECTIVE COMMON DRAINS BY THE BUILDING AUTHORITY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-	

UB7658488	06/11/1998	14/01/1999	ORDER NO.INVO 271/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : 1/F CANTILEVERED CANOPY BY THE BUILDING AUTHORITY					
UB7971776	10/11/1999	28/01/2000	LETTER OF COMPLIANCE	-	-
UB8102493	30/05/2000	15/06/2000	LEASE FROM 11/7/2000 TO 10/7/2005 RE UNITS B & C ON G/F,	TELCOM SEMICONDUCTOR HONG KONG LIMITED	-
備註 REMARKS: WHOLE OF 1/F & 2/F, UNIT A ON 5/F & 7/F MONTHLY RENT IS \$156406					
UB8477483	01/08/2001	30/08/2001	SURRENDER AGREEMENT	-	-
06082401670077	01/03/2006	24/08/2006	ORDER NO.UBZ/U25- 02/0016/05 BY THE BUILDING - AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : COMMON PART(S) ONLY					
07010501310364	17/11/2006	05/01/2007	LETTER OF COMPLIANCE	-	-
17052302590396	28/04/2017	23/05/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	FOR CONSIDERATION SEE MEMORIAL (PT.)
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17052302590409	28/04/2017	23/05/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013					
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

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 \*\*\*\*\*

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土地註冊處 THE LAND REGISTRY  
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查冊日期及時間 SEARCH DATE AND TIME: 13/05/2024 17:01  
查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA  
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 13/05/2024 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 13/05/2024.

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.

進行任何交易前，應先向土地註冊處查閱最新的土地紀錄。  
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): A6063581

地段編號  
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179  
年期 LEASE TERM: 99 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898  
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數  
SHARE OF THE LOT: 4/164

ADDRESS: 2ND FLOOR  
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註  
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965  
THE DETERMINED RENT IS PT. \$138 P.A.  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

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
EFFICIENCY INDUSTRIAL WORKS LIMITED					
備註 REMARKS: CONDITIONS OF SALE NO.7179 OF NKIL 4437					
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	
備註 REMARKS: ASSIGNMENT					

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
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN	-	-
UB414474	09/10/1963	24/10/1963	BUILDING MORTGAGE WITH PLAN	THE CHARTERED BANK	-

			備註	REMARKS: FOR CONSIDERATION SEE MEMORIAL		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-	
UB496440	12/07/1965	31/07/1965	FURTHER CHARGE	THE CHARTERED BANK	-	
			備註	REMARKS: FOR CONSIDERATION SEE MEMORIAL		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-	
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-	
			備註	REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179		
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN CONDITIONS	-	-	
			備註	REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT		
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-	
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-	
UB607750	16/11/1967	29/12/1967	SECOND MORTGAGE TO SECURE BANKING FACILITIES	THE CHARTERED BANK	-	
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-	
UB692626	15/08/1969	12/09/1969	SUPPLEMENTAL DEED OR DEED OF APPORTIONMENT	THE CHARTERED BANK	-	
			備註	REMARKS: ENDORSED ON BUILDING MORTGAGE MEM. NO.414474 AND FURTHER CHARGE MEM. NO.496440		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-	
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-	
			備註	REMARKS: RE GROUND FLOOR		
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-	
			備註	REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
UB4181247	16/08/1989	07/09/1989	TENANCY AGREEMENT FOR 3 YEARS FROM 11.7.89 TO 10.7.92	TELEDYNE HONG KONG LIMITED	- (PT.)	
			備註	REMARKS: RE UNITS A & B ON 1/F-2/F & ONE ENCLOSED PORTION OF UNIT B & DANGEROUS STORE ON G/F FOR RENT SEE M/N		
UB5442584	16/09/1992	28/09/1992	TENANCY AGREEMENT FOR 5 YRS. FROM 11.7.92	TELEDYNE HONG KONG LIMITED	-	
			備註	REMARKS: THE RENT IS HK\$146000.00 PER MTH. AND THE DEPOSIT IS HK\$14600.00 FOR PREMISES AFFECTED, SEE MEM.		
UB7658486	06/11/1998	14/01/1999	ORDER NO.INVO272/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-	
			備註	REMARKS: RE : DILAPIDATION/DEFECTS IN THE EXTERIOR AND COMMON AREAS & 1/F CANTILEVERED CANOPY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-	
UB7658487	06/11/1998	14/01/1999	ORDER NO.DR29/K/98 UNDER SEC.28(3) OF THE BUILDINGS ORDINANCE	-	-	
			備註	REMARKS: RE: DEFECTIVE COMMON DRAINS BY THE BUILDING AUTHORITY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-	
UB7658488	06/11/1998	14/01/1999	ORDER NO.INVO 271/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-	
			備註	REMARKS: RE : 1/F CANTILEVERED CANOPY BY THE BUILDING AUTHORITY		
UB7971776	10/11/1999	28/01/2000	LETTER OF COMPLIANCE	-	-	
UB8102493	30/05/2000	15/06/2000	LEASE FROM 11/7/2000 TO 10/7/2005 RE UNITS B & C ON G/F,	TELCOM SEMICONDUCTOR HONG KONG LIMITED	-	
			備註	REMARKS: WHOLE OF 1/F & 2/F, UNIT A ON 5/F & 7/F MONTHLY RENT IS \$156406		

UB8477483	01/08/2001	30/08/2001	SURRENDER AGREEMENT	-	-
06082401670077	01/03/2006	24/08/2006	ORDER NO.UBZ/U25- 02/0016/05 BY THE BUILDING- AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : COMMON PART(S) ONLY					
07010501310364	17/11/2006	05/01/2007	LETTER OF COMPLIANCE	-	-
17052302590396	28/04/2017	23/05/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	FOR CONSIDERATION SEE MEMORIAL (PT.)
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17052302590409	28/04/2017	23/05/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013					
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

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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查冊日期及時間 SEARCH DATE AND TIME: 13/05/2024 17:01  
查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA  
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 13/05/2024 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 13/05/2024.

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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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): B6817023

地段編號  
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179  
年期 LEASE TERM: 99 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898  
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數  
SHARE OF THE LOT: 4/164

ADDRESS: 3RD FLOOR  
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註  
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965  
THE DETERMINED RENT IS PT. \$36 P.A.  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

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
EFFICIENCY INDUSTRIAL WORKS LIMITED					
備註 REMARKS: CONDITIONS OF SALE NO.7179 OF NKIL 4437					
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	
備註 REMARKS: ASSIGNMENT					
PRINCETON GARMENT FACTORY LIMITED		UB738552	15/05/1970	29/05/1970	\$1,175,000.00 (PT.)
備註 REMARKS: ASSIGNMENT					
JING WAH GARMENTS MANUFACTURING COMPANY LIMITED		UB8755459	26/07/2002	15/08/2002	\$10,000,000.00 (PT.)

**物業涉及的專權**  
**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	代價 CONSIDERATION
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN	-	-
UB414474	09/10/1963	24/10/1963	BUILDING MORTGAGE WITH PLAN 備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL	THE CHARTERED BANK	-
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB496440	12/07/1965	31/07/1965	FURTHER CHARGE 備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL	THE CHARTERED BANK	-
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS 備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179	-	-
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN - CONDITIONS 備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT	-	-
UB559057	10/11/1966	23/11/1966	TENANCY AGREEMENT WITH PLAN FOR 5 YRS. 10 DAYS FROM 21.4.1965 備註 REMARKS: RE PORTION A & B DEPOSIT IS PT. \$31800 & RENT IS PT. \$10600 PER MONTH	GENUINE ARTS MANUFACTURING CO. LTD.	-
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB607750	16/11/1967	29/12/1967	SECOND MORTGAGE TO SECURE BANKING FACILITIES	THE CHARTERED BANK	-
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB692626	15/08/1969	12/09/1969	SUPPLEMENTAL DEED OR DEED OF APPORTIONMENT 備註 REMARKS: ENDORSED ON BUILDING MORTGAGE MEM. NO.414474 AND FURTHER CHARGE MEM. NO.496440	THE CHARTERED BANK	-
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB738553	15/05/1970	29/05/1970	MORTGAGE TO SECURE GENERAL HANG SENG BANK LIMITED BANKING FACILITIES	-	-
UB1184281	03/07/1975	11/08/1975	REASSIGNMENT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION 備註 REMARKS: RE GROUND FLOOR	-	-
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977 備註 REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE	-	-
UB7658486	06/11/1998	14/01/1999	ORDER NO.INVO272/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE 備註 REMARKS: RE : DILAPIDATION/DEFECTS IN THE EXTERIOR AND COMMON AREAS & 1/F CANTILEVERED CANOPY	-	-
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658487	06/11/1998	14/01/1999	ORDER NO.DR29/K/98 UNDER SEC.28(3) OF THE BUILDINGS - ORDINANCE 備註 REMARKS: RE: DEFECTIVE COMMON DRAINS BY THE BUILDING AUTHORITY	-	-
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658488	06/11/1998	14/01/1999	ORDER NO.INVO 271/K/98 UNDER SEC. 26A(1) OF THE	-	-

BUILDINGS ORDINANCE  
備註 REMARKS: RE : 1/F CANTILEVERED CANOPY BY THE BUILDING AUTHORITY

UB7971776	10/11/1999	28/01/2000	LETTER OF COMPLIANCE	-	-
UB8714978	21/06/2002	26/06/2002	AGREEMENT FOR SALE AND PURCHASE	JING WAH GARMENTS MANUFACTURING COMPANY LIMITED	\$10,000,000.00 (PT.)
備註 REMARKS: SEE ASSIGNMENT M/N 8755459					
UB8755458	25/07/2002	15/08/2002	DEED OF CONFIRMATION AND RATIFICATION OF M/N 738552	-	-
06082401670077	01/03/2006	24/08/2006	ORDER NO.UBZ/U25-02/0016/05 BY THE BUILDING AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : COMMON PART(S) ONLY					
07010501310364	17/11/2006	05/01/2007	LETTER OF COMPLIANCE	-	-
08052602970094	16/05/2008	26/05/2008	TENANCY AGREEMENT	SUPERTEX LIMITED	THE RENT IS \$35,000.00 PER MONTH
備註 REMARKS: FOR THE TERM OF 3 YEARS AND 2 MONTHS COMMENCING FROM 1.8.2008 TO 30.9.2011					
17052302590396	28/04/2017	23/05/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	FOR CONSIDERATION SEE MEMORIAL (PT.)
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17052302590409	28/04/2017	23/05/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013					
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

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 *****					

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查冊日期及時間 SEARCH DATE AND TIME: 13/05/2024 17:01  
查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA  
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 13/05/2024 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 13/05/2024.

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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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): A6063590

地段編號  
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179  
年期 LEASE TERM: 99 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898  
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數  
SHARE OF THE LOT: 4/164

ADDRESS: 4TH FLOOR  
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註  
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965  
THE DETERMINED RENT IS PT. \$36 P.A.  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

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
EFFICIENCY INDUSTRIAL WORKS LIMITED					
備註 REMARKS: CONDITIONS OF SALE NO.7179 OF NKIL 4437					
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	
備註 REMARKS: ASSIGNMENT					
PRINCETON GARMENT FACTORY LIMITED		UB738552	15/05/1970	29/05/1970	\$1,175,000.00 (PT.)
備註 REMARKS: ASSIGNMENT					
JING WAH GARMENTS MANUFACTURING COMPANY LIMITED		UB8755459	26/07/2002	15/08/2002	\$10,000,000.00 (PT.)

**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
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN	-	-
UB414474	09/10/1963	24/10/1963	BUILDING MORTGAGE WITH PLAN 備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL	THE CHARTERED BANK	-
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB496440	12/07/1965	31/07/1965	FURTHER CHARGE 備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL	THE CHARTERED BANK	-
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS 備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179	-	-
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN CONDITIONS 備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT	-	-
UB559057	10/11/1966	23/11/1966	TENANCY AGREEMENT WITH PLAN FOR 5 YRS. 10 DAYS FROM 21.4.1965 備註 REMARKS: RE PORTION A & B DEPOSIT IS PT. \$31800 & RENT IS PT. \$10600 PER MONTH	GENUINE ARTS MANUFACTURING CO. LTD.	-
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB607750	16/11/1967	29/12/1967	SECOND MORTGAGE TO SECURE BANKING FACILITIES	THE CHARTERED BANK	-
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB692626	15/08/1969	12/09/1969	SUPPLEMENTAL DEED OR DEED OF APPORTIONMENT 備註 REMARKS: ENDORSED ON BUILDING MORTGAGE MEM. NO.414474 AND FURTHER CHARGE MEM. NO.496440	THE CHARTERED BANK	-
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB738553	15/05/1970	29/05/1970	MORTGAGE TO SECURE GENERALHANG SENG BANK LIMITED BANKING FACILITIES	-	-
UB1184281	03/07/1975	11/08/1975	REASSIGNMENT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION 備註 REMARKS: RE GROUND FLOOR	-	-
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977 備註 REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE	-	-
UB7658486	06/11/1998	14/01/1999	ORDER NO.INVO272/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE 備註 REMARKS: RE : DILAPIDATION/DEFECTS IN THE EXTERIOR AND COMMON AREAS & 1/F CANTILEVERED CANOPY	-	-
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658487	06/11/1998	14/01/1999	ORDER NO.DR29/K/98 UNDER SEC.28(3) OF THE BUILDINGS ORDINANCE 備註 REMARKS: RE: DEFECTIVE COMMON DRAINS BY THE BUILDING AUTHORITY	-	-
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658488	06/11/1998	14/01/1999	ORDER NO.INVO 271/K/98 UNDER SEC. 26A(1) OF THE	-	-

BUILDINGS ORDINANCE  
備註 REMARKS: RE : 1/F CANTILEVERED CANOPY BY THE BUILDING AUTHORITY

UB7971776	10/11/1999	28/01/2000	LETTER OF COMPLIANCE	-	-
UB8714978	21/06/2002	26/06/2002	AGREEMENT FOR SALE AND PURCHASE	JING WAH GARMENTS MANUFACTURING COMPANY LIMITED	\$10,000,000.00 (PT.)
備註 REMARKS: SEE ASSIGNMENT M/N 8755459					
UB8755458	25/07/2002	15/08/2002	DEED OF CONFIRMATION AND RATIFICATION OF M/N 738552	-	-
06071001440074	23/06/2006	10/07/2006	TENANCY AGREEMENT RE UNIT SUPERTEX, LIMITED A	-	THE RENT IS \$13,050 PER MONTH
備註 REMARKS: TERM : 3 YEARS COMMENCING ON 16.9.2006 TO 15.9.2009					
06082401670077	01/03/2006	24/08/2006	ORDER NO.UBZ/U25-02/0016/05 BY THE BUILDING AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : COMMON PART(S) ONLY					
07010501310364	17/11/2006	05/01/2007	LETTER OF COMPLIANCE	-	-
17052302590396	28/04/2017	23/05/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	FOR CONSIDERATION SEE MEMORIAL (PT.)
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17052302590409	28/04/2017	23/05/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013					
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

**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 \*\*\*\*\*

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[View OWNER PARTICULARS](#)  
[View INCUMBRANCES](#)  
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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: 13/05/2024 17:01  
查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA  
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 13/05/2024 07:30 之資料  
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物業資料  
PROPERTY PARTICULARS

物業參考編號  
PROPERTY REFERENCE NUMBER (PRN): B9501445

地段編號  
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179  
年期 LEASE TERM: 99 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898  
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數  
SHARE OF THE LOT: 4/164

ADDRESS: 5TH FLOOR  
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註  
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965  
THE DETERMINED RENT IS PT. \$138 P.A.  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

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
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	-

備註 REMARKS: ASSIGNMENT

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
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-
備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179					
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN CONDITIONS	-	-
備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT					

UB559055	10/11/1966	23/11/1966	TENANCY AGREEMENT WITH PLAN FOR 3 YEARS FROM 1.5.1965	HONWING CHAN	-
備註 REMARKS: RE BLOCKS A & B DEPOSIT IS \$10000 & RENT IS \$5000 PER MONTH					
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-
備註 REMARKS: RE GROUND FLOOR					
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-
備註 REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE					
06052700060129	17/05/2006	27/05/2006	TENANCY AGREEMENT RE UNIT A	HONG KONG LINK TOURS LIMITED 和聯旅行社有限公司	THE RENT IS \$19,500 PER MONTH
備註 REMARKS: FOR 3 YEARS FROM 1/6/2006 TO 31/5/2009					
06070501440084	15/06/2006	05/07/2006	TENANCY AGREEMENT RE UNIT B	SEWPOWER GARMENT (HONG KONG) LIMITED 兆億製衣(香港)有限公司	THE RENT IS \$21,000 PER MONTH
備註 REMARKS: FOR 2 YEARS COMMENCING ON 10/6/2006 TO 9/6/2008					
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013					
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

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 \*\*\*\*\*



[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

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查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA  
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

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物業資料  
PROPERTY PARTICULARS

物業參考編號  
PROPERTY REFERENCE NUMBER (PRN): A6063601

地段編號  
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179  
年期 LEASE TERM: 99 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898  
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數  
SHARE OF THE LOT: 4/164

ADDRESS: 6TH FLOOR  
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註  
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965  
THE DETERMINED RENT IS PT. \$138 P.A.  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

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
EFFICIENCY INDUSTRIAL WORKS LIMITED					
備註 REMARKS: CONDITIONS OF SALE NO.7179 OF NKIL 4437					
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	
備註 REMARKS: ASSIGNMENT					

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
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN		
UB414474	09/10/1963	24/10/1963	BUILDING MORTGAGE WITH PLAN	THE CHARTERED BANK	

備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL

UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB496440	12/07/1965	31/07/1965	FURTHER CHARGE	THE CHARTERED BANK	-
			備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-
			備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179		
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN CONDITIONS	-	-
			備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT		
UB559056	10/11/1966	23/11/1966	TENANCY AGREEMENT WITH PLAN FOR 3 YRS. FROM 15.6.1965	TWIGA KNITTING CORPORATION LIMITED	-
			備註 REMARKS: RE PORTIONS A & B DEPOSIT IS \$940 & RENT IS \$4700 PER MONTH		
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB607750	16/11/1967	29/12/1967	SECOND MORTGAGE TO SECURE BANKING FACILITIES	THE CHARTERED BANK	-
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB692626	15/08/1969	12/09/1969	SUPPLEMENTAL DEED OR DEED OF APPORTIONMENT	THE CHARTERED BANK	-
			備註 REMARKS: ENDORSED ON BUILDING MORTGAGE MEM. NO.414474 AND FURTHER CHARGE MEM. NO.496440		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-
			備註 REMARKS: RE GROUND FLOOR		
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-
			備註 REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
UB7658486	06/11/1998	14/01/1999	ORDER NO.INVO272/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE : DILAPIDATION/DEFECTS IN THE EXTERIOR AND COMMON AREAS & 1/F CANTILEVERED CANOPY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658487	06/11/1998	14/01/1999	ORDER NO.DR29/K/98 UNDER SEC.28(3) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE: DEFECTIVE COMMON DRAINS BY THE BUILDING AUTHORITY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658488	06/11/1998	14/01/1999	ORDER NO.INVO 271/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE : 1/F CANTILEVERED CANOPY BY THE BUILDING AUTHORITY		
UB7971776	10/11/1999	28/01/2000	LETTER OF COMPLIANCE	-	-
06082401670077	01/03/2006	24/08/2006	ORDER NO.UBZ/U25-02/0016/05 BY THE BUILDING AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE : COMMON PART(S) ONLY		
07010501310364	17/11/2006	05/01/2007	LETTER OF COMPLIANCE	-	-

17052302590396	28/04/2017	23/05/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	FOR CONSIDERATION SEE MEMORIAL (PT.)
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17052302590409	28/04/2017	23/05/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
		備註	REMARKS: RE-REGISTERED SEE	MEM. NO. 22010701190013	
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

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 *****					

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[View INCUMBRANCES](#)  
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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: 13/05/2024 17:01  
查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA  
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 13/05/2024 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 13/05/2024.

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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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): A6063615

地段編號  
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179  
年期 LEASE TERM: 99 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898  
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數  
SHARE OF THE LOT: 4/164

ADDRESS: 7TH FLOOR  
NO. 10 SAM CHUK STREET  
KOWLOON

地址: 中文地址不詳

備註  
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965  
THE DETERMINED RENT IS PT. \$138 P.A.  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

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
EFFICIENCY INDUSTRIAL WORKS LIMITED					
備註 REMARKS: CONDITIONS OF SALE NO.7179 OF NKIL 4437					
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	
備註 REMARKS: ASSIGNMENT					

物業涉及的輾轉  
[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
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN		
UB414474	09/10/1963	24/10/1963	BUILDING MORTGAGE WITH PLAN	THE CHARTERED BANK	
備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL					

UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB496440	12/07/1965	31/07/1965	FURTHER CHARGE	THE CHARTERED BANK	-
			備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-
			備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179		
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN CONDITIONS	-	-
			備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT		
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB607750	16/11/1967	29/12/1967	SECOND MORTGAGE TO SECURE BANKING FACILITIES	THE CHARTERED BANK	-
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB692626	15/08/1969	12/09/1969	SUPPLEMENTAL DEED OR DEED OF APPORTIONMENT	THE CHARTERED BANK	-
			備註 REMARKS: ENDORSED ON BUILDING MORTGAGE MEM. NO.414474 AND FURTHER CHARGE MEM. NO.496440		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-
			備註 REMARKS: RE GROUND FLOOR		
UB1139637	08/02/1975	14/02/1975	MORTGAGE TO SECURE BANKING FACILITIES	DAO HENG BANK LIMITED	\$1,000,000.00 (PT.)
UB7403168	17/12/1997	24/01/1998	RECEIPT ON DISCHARGE OF A CHARGE	-	-
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-
			備註 REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
UB1721913	20/06/1979	27/06/1979	GUARANTEE	GRINDLAYS DAO HENG BANK LIMITED	-
16110401600016	03/11/2016	04/11/2016	RELEASE OF GUARANTEE	-	-
UB2129729	10/07/1981	27/08/1981	FURTHER CHARGE	GRINDLAYS DAO HENG BANK LIMITED	\$1,000,000.00 (PT.)
UB7403168	17/12/1997	24/01/1998	RECEIPT ON DISCHARGE OF A CHARGE	-	-
UB5442583	16/09/1992	28/09/1992	TENANCY AGREEMENT FOR 4 YRS. AND 11 MTHS. FROM 11.8.92	TELEDYNE HONG KONG LIMITED	-
			備註 REMARKS: THE RENT IS HK\$22100.00 PER MTH. AND THE DEPOSIT IS HK\$22100.00 RE UNIT A, 7/F		
UB7658486	06/11/1998	14/01/1999	ORDER NO.INVO272/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE : DILAPIDATION/DEFECTS IN THE EXTERIOR AND COMMON AREAS & 1/F CANTILEVERED CANOPY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658487	06/11/1998	14/01/1999	ORDER NO.DR29/K/98 UNDER SEC.28(3) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE: DEFECTIVE COMMON DRAINS BY THE BUILDING AUTHORITY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-

UB7658488	06/11/1998	14/01/1999	ORDER NO. INVO 271/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-	
備註 REMARKS: RE : 1/F CANTILEVERED CANOPY BY THE BUILDING AUTHORITY						
UB7971776	10/11/1999	28/01/2000	LETTER OF COMPLIANCE	-	-	
UB8102493	30/05/2000	15/06/2000	LEASE FROM 11/7/2000 TO 10/7/2005 RE UNITS B & C ON G/F,	-	-	
備註 REMARKS: WHOLE OF 1/F & 2/F, UNIT A ON 5/F & 7/F MONTHLY RENT IS \$156406						
UB8477483	01/08/2001	30/08/2001	SURRENDER AGREEMENT	-	-	
06082401670077	01/03/2006	24/08/2006	ORDER NO. UBZ/U25- 02/0016/05 BY THE BUILDING AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-	
備註 REMARKS: RE : COMMON PART(S) ONLY						
07010501310364	17/11/2006	05/01/2007	LETTER OF COMPLIANCE	-	-	
17052302590396	28/04/2017	23/05/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	FOR CONSIDERATION SEE MEMORIAL (PT.)	
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-	
17052302590409	28/04/2017	23/05/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司		
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-	
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)	
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司		
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)	
備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013						
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)	

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 \*\*\*\*\*

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[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: 13/05/2024 17:01  
查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA  
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 13/05/2024 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 13/05/2024.

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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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): A6063623

地段編號

LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179

年期 LEASE TERM: 99 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898

每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數

SHARE OF THE LOT: 4/164

ADDRESS: 8TH FLOOR  
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註

REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965  
THE DETERMINED RENT IS PT. \$138 P.A.  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

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
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	-

備註 REMARKS: ASSIGNMENT

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
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-
備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179					
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN - CONDITIONS	-	-
備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT					

UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-
		備註	REMARKS: RE GROUND FLOOR		
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-
		備註	REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
		備註	REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013		
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

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 \*\*\*\*\*



[View PROPERTY PARTICULARS](#)  
[View OWNER PARTICULARS](#)  
[View INCUMBRANCES](#)  
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土地註冊處 THE LAND REGISTRY  
土地登記冊 LAND REGISTER

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查冊日期及時間 SEARCH DATE AND TIME: 13/05/2024 17:01  
查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA  
查冊種類 SEARCH TYPE: CURRENT

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物業資料  
PROPERTY PARTICULARS

物業參考編號  
PROPERTY REFERENCE NUMBER (PRN): A6063565

地段編號  
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179  
年期 LEASE TERM: 99 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898  
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數  
SHARE OF THE LOT: 4/164

ADDRESS: ROOF  
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註  
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965  
THE DETERMINED RENT IS PT. \$138 P.A.  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964  
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

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
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	-

備註 REMARKS: ASSIGNMENT

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
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-
備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179					
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN CONDITIONS	-	-
備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT					

UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	
		備註	REMARKS: RE GROUND FLOOR		
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	
		備註	REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
		備註	REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013		
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

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 \*\*\*\*\*