

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	Registration Fee 註冊費用	Please tick the appropriate box 請選擇合適方格					Other (please specify) 其他 (請註明)
		☒ \$210	☐ \$230	☐ \$450	☐ \$1000	☐ \$2000	\$
00053802	Nature and object of the instrument 文書的性質及目的						
No-objection Letter with plan (in duplicate) 2							
Property Reference Number (if any) 物業參考編號 (如有的話)							
A6931498							
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)							
FACTORY UNIT NO. 2 ON G/F AND THE OPEN YARD USED & ENJOYED THEREWITH KOWLOON BAY INDUSTRIAL CENTRE NO.15 WANG HOI ROAD KOWLOON 中文地址不詳							
Undivided Shares (if any) 所佔的不分割份數 (如有的話)							
12/1889							
Lot Number(s) 地段編號							
NEW KOWLOON INLAND LOT NO. 5833							
Date of instrument 文書日期		Consideration 代價					
04 / 03 / 2024 Day 日 Month 月 Year 年							
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.) 如涉及票據轉讓, 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	
DISTRICT LANDS OFFICER, KOWLOON EAST CHOR LIMITED 初有限公司							
Memorial number (including district code identifier, if applicable) of transaction satisfied 被交付的文書之註冊摘要編號 (包括地區代碼, 如適用)				Stamp Office Instrument Reference No. 印花稅署文書編號		Stamp Duty 印花稅	
						\$	

Certified on this 29th day of April 2024 that the foregoing Memorial contains a just and true account
於 20 年 月 日經核實上述註冊摘要, 是錄載其內所列

of the several particulars therein set forth as required by the Land Registration Regulations.
各項詳情的確當真實敘述, 以符合《土地註冊規例》的規定。

/s/

LR152C

serial no.: 26R9GRFT-1YJS7EZ-7

(CHAN Sin Ying, Fiona)

for Land Registrar
土地註冊處處長

代行)



電話 Tel: 3842 7600
圖文傳真 Fax: 2782 5061
電郵地址 Email: dloke@landsd.gov.hk
本署檔號 Our Ref.: () in DLOKE 56/KPA/KE (CA)
來函檔號 Your Ref.:

來函請註明本署檔號
Please quote our reference in your reply



地政總署
九龍東區地政處
DISTRICT LANDS OFFICE/
KOWLOON EAST
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

九龍海庭道11號西九龍政府合署南座4樓
4/F, SOUTH TOWER, WEST KOWLOON GOVERNMENT
OFFICES, 11 HOI TING ROAD, KOWLOON

網址 Website: www.landsd.gov.hk

Chor Limited 初有限公司

By Registered Service

4 March 2024

Dear Sirs,

**12/1889th parts or shares of and in
New Kowloon Inland Lot No. 5833
Factory Unit No.2 on G/F and the Open Yard Used & Enjoyed Therewith,
Kowloon Bay Industrial Centre, No. 15 Wang Hoi Road, Kowloon**

The Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government") hereby confirm that in consideration of your payment to the Government of a premium of HK\$11,140,000.00 and an administrative fee of HK\$326,789.00 (the receipts whereof are hereby acknowledged) and notwithstanding the restrictions on user contained in Special Condition Nos. (7)(a), (8)(b), (8)(c) and (8)(d) of the Conditions of Sale registered in the Land Registry as Conditions of Sale No. 11468 dated the 15th day of January 1981 (hereinafter referred to as "the Conditions") under which New Kowloon Inland Lot No. 5833 (hereinafter referred to as "the Lot") is held, portion of the above-mentioned premises with a saleable area of 31.82 square metres or thereabouts (the decision of the Director of Lands as to the calculation of the saleable area of the Premises (as defined below) shall be final and binding on you) which is for identification purpose only shown coloured pink and marked "Factory No. 2A" on the plan annexed hereto (hereinafter referred to as "the Premises") may be used for non-residential purposes (excluding (i) hotel, petrol filling station and residential care home as defined in the Residential Care Homes (Elderly Persons) Ordinance (Cap. 459), any regulations made thereunder and any amending legislation, and residential care home for PWDs as defined in the Residential Care Homes (Persons with Disabilities) Ordinance (Cap. 613), any regulations made thereunder and any amending legislation; (ii) any trade that is now



註冊摘要編號 Memorial No.:
24061200530010

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or may hereafter be declared to be an offensive trade under the Public Health and Municipal Services Ordinance (Cap. 132), any regulations made thereunder and any amending legislation; and (iii) the use or storage of any dangerous goods as defined in the Dangerous Goods Ordinance (Cap. 295), any regulations made thereunder and any amending legislation, except that the use or storage of such quantities of the said dangerous goods as shall be exempted from the licensing requirements under the Dangerous Goods Ordinance (Cap. 295), any regulations made thereunder and any amending legislation or any other ordinances shall be permitted) (hereinafter referred to as "the Non-Residential Purposes") for the life-time of the existing building now known as Kowloon Bay Industrial Centre erected on the Lot (hereinafter referred to as "the Existing Building") or until the expiration or sooner determination of the lease term of the Lot, whichever shall be the earlier, subject to the following conditions and to the acceptance thereof by you in the manner stated in paragraph 2 hereof :

- (1) You shall indemnify and keep indemnified the Government, its officers and servants from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the use of the Premises or any part thereof for the purpose of Non-Residential Purposes.
- (2) You shall at your own expense submit proposals for fire safety measures (including but not limited to the provision of a means of escape and suitable fire resisting construction and design completely separating the Premises from the industrial portion of the Existing Building and the provision of fire services installations in the Premises) to the Director of Fire Services for his approval and implement the fire safety measures approved by the Director of Fire Services to the satisfaction of the Director of Fire Services before commencement of operation or use of the Premises or any part thereof for the Non-Residential Purposes other than industrial or godown purposes or both and shall thereafter at your own expense provide and maintain the fire safety measures approved by the Director of Fire Services in good repair and condition to the satisfaction of the Director of Fire Services.
- (3) You shall in all respects observe and comply with the requirements of the Town Planning Ordinance (Cap. 131), the Buildings Ordinance (Cap. 123) and all

Ordinances, by-laws and regulations made thereunder and any amending legislation which are or may at any time be in force in the Hong Kong Special Administrative Region relating to the development or use of the Premises or any part thereof for the Non-Residential Purposes.

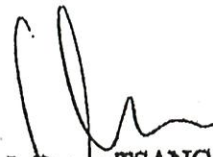
- (4) Except as herein provided, all the General and Special Conditions contained in the Conditions shall remain in full force and effect.
- (5) The proviso for re-entry in the Conditions on the breach, non-performance or non-observance of any of the General and Special Conditions contained in the Conditions shall extend to the breach, non-observance or non-performance of the terms and conditions of this letter, and in addition the above undivided shares and the above-mentioned Factory Unit No. 2 may be vested in the Financial Secretary Incorporated and the Government shall be entitled to possession of the same under all or any legislation for the time being in force in that behalf.
- (6) Nothing contained in this letter shall prejudice any of the rights and remedies of your co-owners under the Deed of Mutual Covenant dated the 22nd day of August 1986 and registered in the Land Registry by Memorial No. UB3132889.
- (7) Nothing contained in this letter shall prejudice any of the rights and remedies of the lender, The Hongkong and Shanghai Banking Corporation Limited (hereinafter referred to as "the Lender"), under the Mortgage and the Rental Assignment, both dated the 14th day of November 2013 and registered in the Land Registry by Memorial Nos. 13121100240120 and 13121100240131 respectively.
- (8) Nothing contained in this letter shall be construed as preventing any other person from exercising such rights as he may have in respect of the said restriction.
- (9) Notwithstanding any other provisions of this letter including any provision which purports to confer a benefit on a person who is not a party to this letter,

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this letter is not intended to and does not give any person who is not a party to this letter any right to enforce any provisions of this letter under the Contracts (Rights of Third Parties) Ordinance (Cap. 623), any regulations made thereunder and any amending legislation, and a person who is not a party to this letter shall not have any right under the Contracts (Rights of Third Parties) Ordinance (Cap. 623), any regulations made thereunder and any amending legislation, to enforce any provisions of this letter.

2. If the foregoing terms and conditions are acceptable to you, I shall be glad if you will signify your acceptance by executing, under your common seal and in accordance with the laws of your place of incorporation or otherwise in accordance with the applicable law to my satisfaction, the docket on both copies of this letter and the plan annexed hereto. Please also arrange for the Lender to signify its acceptance by executing, under its common seal and in accordance with the laws of its place of incorporation or otherwise in accordance with the applicable law to my satisfaction, the other docket provided on both copies of this letter and the plan annexed hereto in duplicate. The execution by you and the Lender must be duly witnessed. After execution, please return to me both copies of this letter and the plan annexed hereto together with the documents in support of the due execution by you and the Lender on both copies of this letter and the plan annexed hereto, whereupon this letter and the plan will be registered by Memorial in the Land Registry. On completion the original of this letter and the plan will be returned to you for retention. You may attach them for record purposes to the other land documents in your possession relating to the Premises.

Yours faithfully,

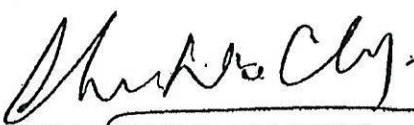


(Ms Peggy TSANG)
District Lands Officer, Kowloon East

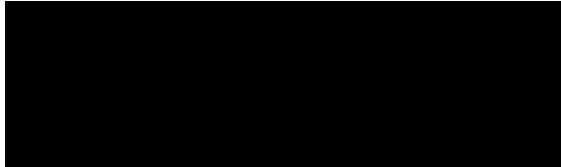


We hereby agree to and accept the foregoing conditions.

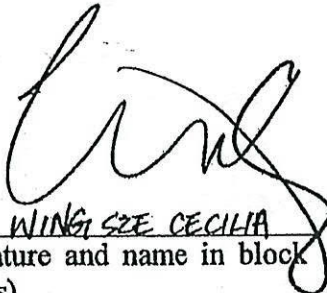
Witness :

 
(Signature and name in block letters) CHAN WAI CHAN SHUM KING CHOR - DIRECTOR
(Execution by Chor Limited 初有限公司)

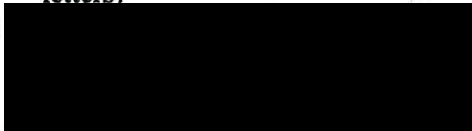
Address :



Witness :

 
(Signature and name in block letters) WONG WING SEE CECILIA CHAU SHUK YI
(Execution by The Hongkong and Shanghai Banking Corporation Limited) lawful attorney

Address :



c.c. LACO (Kowloon)
CRV

[N.B. You are required to note that pursuant to the provisions of the Land Registration Ordinance and the Regulations made thereunder the personal data contained in this No Objection Letter will appear in the land register(s)/record(s) of the Land Registry to facilitate the orderly conduct of land transaction and to provide the most up-to-date information to searchers.]

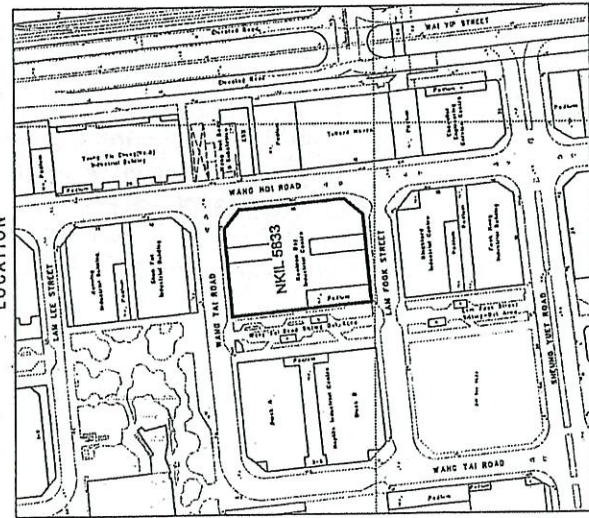
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註冊摘要編號 Memorial No.:
24061200530010

本文書於2024年6月12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 12 June 2024.

Joyce Tam
土地註冊處處長
Land Registrar



LOCATION

SCALE 1:2 000



24061200530010 A0C

FOR IDENTIFICATION PURPOSES ONLY

District Lands Office, Kowloon East
Lands Department

Plan Prepared by District Survey Office, Kowloon
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NO OBJECTION LETTER
PORTION OF FACTORY UNIT No. 2 ON G/F
AND THE OPEN YARD USED & ENJOYED THEREWITH
KOWLOON BAY INDUSTRIAL CENTRE, No. 15 WANG HOI ROAD, KOWLOON
NEW KOWLOON INLAND LOT No. 5833

File No. DSO/K 018/2010, 58/KPA/KE(CA)
Survey Sheet No. 11-NE-12C, 12D
Layout Plan No. ---
Reference Plan No. JP-632-19-Cert-IFA-001
PLAN No. KM10887

Date: 22/12/2023

DISTRICT LANDS OFFICE
KOWLOON EAST

LANDS DEPARTMENT



Execution by Chor Limited
初有限公司
SILU HING CHOR - DIRECTOR

Witness to execution by Chor Limited
初有限公司
CHAN PAH CHUNG

CHAU SHUKYI
Execution by
The Hongkong and Shanghai
Banking Corporation Limited

Witness to execution by
The Hongkong and Shanghai
Banking Corporation Limited

Ms. PEGGY TSANG

District Lands Officer, Kowloon East

Dated this 6th day of March 2024

WANG HOI ROAD

Factory No. 3

Factory No. 2B

Factory No. 2A

Factory No. 1

LAM FOOK STREET

GROUND FLOOR PLAN (PORTION)
(NOT TO SCALE)

COLOURED PINK AREA 31.82 SQUARE METRES (ABOUT)