

Urgent Return receipt Expand Group Restricted Prevent Copy

**Adrian Tsz Hin TAM/PLAND**

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**From:** Fongs Property <[REDACTED]>

**Sent:** Tuesday, January 13, 2026 5:49 PM

**To:** William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>

**Subject:** 回覆: [Planning Application No. A/NE-MUP/219] Proposed House (New Territories Exempted House - not Small House) at Lot 264 in D.D. 46, Loi Tung, Sha Tau Kok

黃生你好，

申請地段DD46LOT264的申請範圍的面積為40.08m<sup>2</sup>，擬議屋宇三層高，總樓面面積120.24m<sup>2</sup>，並提供測量報告及layout plan作參考，（有關檔案上載到the Secretariat's Electronic Planning Application Submission System (EPASS)）

Regards,

Ben Fong



# **Survey Report on Land Boundary Survey at Lot No. 264 in D.D. 46, North**

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September 2020

**Infinite Geo-Spatial Model (HK) Limited**  
Registered Professional Surveyors

 地理訊息產業(香港)有限公司 註冊專業測量師

**Report on Land Boundary Survey at**  
**Lot No. 264 in D.D. 46**

**1. Purpose**

The aim of this Land Boundary survey is to re-establish the boundary segments of the subject lot, which is Lot No. 264 in D.D. 46, North.

**2. Backgrounds**

Lot 264 was classified as “2<sup>nd</sup> Latrine” Old Schedule Lot held under Block Government Lease which commenced from 01/07/1898 with the lease term of 75 years renewable for 24 years. The registered area of the said lot was 0.01 acres. The Government rent payable is \$0.50 per annum. (See Appendix – B & C)

**3. Documentary Evidences**

Documents in determining the site boundaries were searched and listed as follows:

1.	Lot Index Plan Dated 13 August 2020	Appendix-A
2.	Land Search Record – Land Register of Lot No. 264 in D.D. 46	Appendix-B
3.	Land Search Record – Block Government Lease	Appendix-C
4.	Land Search Record – Field Area Statement	Appendix-D
5.	Land Search Record – Enlargement of D.D. 46 Sun Print	Appendix-E
6.	Land Search Record – Enlargement of D.D. 46 Control Sheet	Appendix-F
7.	Land Search Record – Enlargement of “A” Sheet (60-NE-D, 1963)	Appendix-G
8.	Land Search Record - Old Aerial Photo – No. 3-NW-25D, dated 1963	Appendix-H

#### **4. Survey Origins**

Three old survey stations, ONail2/DN9718a, ONail11/DN9718a and OPB8061.041 were found on site. The reliability of these old survey stations were checked by terrestrial observations where the discrepancies were within the allowable tolerances as stipulated in the recent COP. In light of the above, these survey stations were proven to be reliable and thus, were adopted as the survey origins of this survey.

New control stations, Nail1 to Nail6, were established by a closed link traverse. The new traverse was originated from ONail2/DN9718a and closed at ONail11/DN9718a. Two new PSMs, Nail2 (PSM1) and Nail5 (PSM2) on ground, were established in accordance with the recent COP requirement for future survey reference.

#### **5. Ground Evidence**

The subject lot, Lot No. 264 in D.D. 46, is located near the Shau Tau Kok Road - Wo Hang at Loi Tung, North. The subject lot was a rectangular land parcel bounded by government land.

During the field survey, no monument, viz. boundary stones, and field bunds that were used to delineate the original occupation of the subject lot could be found on site. Nevertheless, physical occupations including a temporary structure, a footpath, two rows of fence and ruined platforms were found at the subject lot area. Other than these, another temporary structure, two three-storey houses, a ruined flower bed, a gate together with a free standing wall were spotted in the vicinity of the subject lot. Those existing physical features were surveyed for boundary re-establishment.

#### **6. Local Enquiries**

No local enquires could be conducted, the recent owner of the subject lot has limited information about the geographical position of the subject lot.

## **7. Verification of Correlated Boundary of Lot Index Plan**

According to the land boundary records searched at DSO/DN and Land Registry, the boundaries of the subject lot and the surrounding lots were shown graphically on Lot Index Plan, D.D. 46 Sun Print, D.D. 46 Control Sheet, "A" Sheet and Old Aerial Photo dated in 1963 respectively.

The correlation exercise took into account the old survey records and field data. The exercise was conducted by georeferencing the said data and overlaying them against each other. The result revealed that, the surveyed physical features were generally consistent with those on Lot Index Plan. As for the lot boundaries as shown on Lot Index Plan, they were fairly consistent with the correlated boundaries from the said evidence in terms of the shape and relative geometry. Thus, the boundary segments as shown on Lot Index Plan are the correlation result of the above documents and reliable boundary evidence. (See Appendix – A)

## **8. Evaluation of Boundary Evidence**

Upon the land records searched at DSO/DN and the Land Registry, the findings in respect of the subject lot, Lot No.264 in D.D. 46, were summarized;

The subject lot was classified as a "2<sup>nd</sup> Class Latrine" parcel at Loi Tung under Schedule of Block Government Lease (BGL) in D.D. 46. On the other hand, it was described as a "House c" lot under D.D. 46 Field Area Statement (FAS). Such classification inconsistency also found on other "Latrene" lots on the same schedule of BGL such as Lot No. 263, 782-785 and 788-789. It is believed that the "House c" was possibly another annotation of "Latrene". The registered area of the subject lot on BGL was 0.01 acres. By mathematical conversion, the registered area was about 40.5 m<sup>2</sup>. The area was consistent with the payable rent per annum, \$0.50, and the recorded area, viz., 0.01 acres in FAS. In light of the above, the registered area of Lot No. 264 on BGL and FAS was affirmed to be reliable evidence. (See Appendix – C & D)

The subject Lot, Lot No. 264, was clearly delineated on D.D. 46 Sun Print. It was a rectangular lot with four sides bounded by government land. When studying the subject demarcation district sun print, we found that there were two small hills in the south of D.D. 46 and the subject lot was also located on elevated area. As a result, linear distortion occurred and intensified towards hill areas. In order to uphold the unity of neighbouring lots, previously established boundaries in the vicinity of the subject lot were considered during the correlation. The result shows that Lot No. 255, Lot No. 764 S.B RP and Lot No. 795 were maintained in good harmony. Consequently, the D.D. 46 Sun Print was affirmed

to be reliable boundary evidence and other land records were then correlated with reference to it. (See Appendix – E)

D.D. 46 Control Sheet was correlated to D.D. 46 Sun Print and examined. It was spotted that several adjacent lots were newly drawn which included but not limited to Lot No. 971, 972, 981 and 982. Other than these, no other significant differences could be found between D.D. 46 Control Sheet and D.D. 46 Sun Print. In light of the above, this boundary evidence was affirmed to be reliable. (See Appendix – F)

In view of the Old Aerial Photo (OAP) dated in 1963, it reflected that a majority of the field bunds resembled the then boundaries of the D.D. 46 Sun Print. The then land features such as the Shau Tau Kok Road, the footpath and the pond in the southwest direction of the subject lot changed very little during those 60 years. However, most of the isolated lots in the vicinity of the subject lot such as latrines, threshing floors and houses were flattened and covered by the then vegetation. A small building was found on the subject lot area, but its size and the orientation were different from the D.D. 46 Sun Print meaning that the original occupation was likely destroyed. (See Appendix – H)

The “A” Sheet that prepared in 1963 was also examined. Since the OAP and the said “A” Sheet were produced in the same year, the field bunds on the “A” Sheet were portrayed by following the same field bunds as shown on the OAP. In terms of the lot boundaries, their shapes and the orientations were depicted in a consistent manner without significant positional deviation. Accordingly, it was considered that the “A” Sheet was a reliable piece of evidence. (See Appendix – G)

In light of the above, in spite of the minor inconsistencies were spotted in correlation result. In general, the evidence was reliable and correlated in a consistent manner against each other. We affirmed that the D.D. 46 Sun Print, D.D. 46 Control Sheet, “A” Sheet, Old Aerial Photo dated 1963 and Lot Index Plan were reliable boundary evidence.

## **9. Conclusion**

In light of the available of boundary evidence, the boundary segment of Lot 264 in D.D. 46 was re-established by following the correlation result of D.D. 46 Sun Print, D.D. 46 Control Sheet, Old Aerial Photo in 1963 and “A” Sheet.

Under this redefinition, the surveyed area of the subject lot, Lot 264, was about  $40.8 \text{ m}^2$ , which induced a surplus of area of about  $0.3 \text{ m}^2$ , as compared with its registered area of about  $40.5 \text{ m}^2$ .

Our client was informed of the result of this survey and agreed with such boundary determination.

## **10. Enclosures**

The Survey Record Plan No. SRP/DN/3408/DD46/264/D1, being the record of this survey was attached. All the documents that have been based on to re-establish the boundary as mentioned in this report were also attached for ease of reference.

Prepared by:

  
Ms SO Pui Yi

Assistant Land Surveyor

Endorsed by:

  
Sr LAM Tsun Cheuk Felix

Registered Professional Surveyor (LS)

*Registration No.3408*

# Appendices

- Appendix-A Lot Index Plan Dated 13 August 2020
- Appendix-B Land Search Record – Land Register of Lot No. 264 in D.D. 46
- Appendix-C Land Search Record – Block Government Lease
- Appendix-D Land Search Record – Field Area Statement
- Appendix-E Land Search Record – Enlargement of D.D. 46 Sun Print
- Appendix-F Land Search Record – Enlargement of D.D. 46 Control Sheet
- Appendix-G Land Search Record – Enlargement of “A” Sheet (60-NE-D, 1963)
- Appendix-H Land Search Record - Old Aerial Photo – No. 3-NW-25D, dated 1963
- Appendix-J Correlation Result
- Appendix-K Site Photo

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: 24/09/2020 17:59

查冊者姓名 NAME OF SEARCHER: So Pui Yi

查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 24/09/2020 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 24/09/2020.

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 immoveable 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): C3218631

地段編號

LOT NO.: LOT NO. 264 IN D.D. 46

批約 HELD UNDER: GOVERNMENT LEASE  
年期 LEASE TERM: 75 YEARS RENEWABLE FOR 24 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898  
每年地稅 RENT PER ANNUM: \$0.50

所佔地段份數

SHARE OF THE LOT: -

ADDRESS: NORTH  
NEW TERRITORIES

地址: -

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

備註  
REMARKS: -

印製編號 PRINT CONTROL: ESN200924020534

備註  
REMARKS: -

業主資料

OWNER PARTICULARS

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

註冊日期  
REGISTRATION

代價  
CONSIDERATION

TANG ON SHAU

-

TANG MI TAK

-

TANG TSO KWAI

-

TANG CHOW MING

-

LIU CHAN WAI CHUN

-

WONG KIN FEI

-

廖東惠珍

-

黃建飛

物業參考編號 PRN: C3218631 (24/09/2020) 第 2 頁, 共 4 頁 PAGE 2 OF 4

備註 REMARKS: GOVERNMENT LEASE OF LOT NO.264 IN DD46

N51813 06/03/1922 06/03/1922 -

備註 REMARKS: SUCCESSION TO PROPERTY

N135445 19/10/1956 19/10/1956 -

備註 REMARKS: SUCCESSION TO PROPERTY

N221417 14/07/1986 14/07/1986 -

備註 REMARKS: DEED OF GIFT  
ASSIGNMENT  
18011100580054 30/11/2017 11/01/2018 \$100,000.00

備註 REMARKS: DEED OF GIFT  
ASSIGNMENT  
20042800110022 09/04/2020 28/04/2020 \$200,000.00

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

印製編號 PRINT CONTROL: ESN200924020534

Appendix - B3

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
N221342	04/07/1986	04/07/1986	DECLARATION	TANG CHAU KWEI ALIAS: TANG TSO KWAI -	-
17070500310072	15/06/2017	05/07/2017	AGREEMENT FOR SALE AND PURCHASE	LIU CHAN WAI CHUN 廖陳惠珍	\$100,000.00
20032301150039	25/02/2020	23/03/2020	PROVISIONAL AGREEMENT FOR SALE AND PURCHASE	WONG KIN FEI 黃建飛	\$200,000.00
					備註 REMARKS: SEE ASSIGNMENT MEM. NO. 18011100580054
					備註 REMARKS: SEE ASSIGNMENT MEM. NO. 20042800110022

## 土地註冊處 THE LAND REGISTRY

## 土地登記冊 LAND REGISTER

等待註冊的契約

DEEDS PENDING REGISTRATION

印製編號 PRINT CONTROL: ESN200924020534

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
***** 登記冊末端 END OF REGISTER *****					

**SCHEDULE OF CROWN LESSEES.**

DISTRICT No. 46

Lot No.	Term of lease in years	Area	Description of Lot	Name of Owner		Address	Crown Rent	Remarks
				Chinese	Transliteration			
242	75	.88	Office	鄧朝榮租	Ch. keng Tsu	洞	1st	1st Month and 1/6 875 G. per month, go to 1st year & 1/3rd of 1st year for 2nd year.
243	"	.19	"	司理鄧才貴	Ch. kai Tsu	"	"	"
244	"	.18	"	鄧益	Ch. yit	"	57	"
245	"	.02	Threshing floor	鄧宏可租	Ch. kung Ho Tsu	"	"	"
246	"	.10	Office	司理鄧江寧	Ch. keng Jiang Ning	"	32	"
247	"	.04	Threshing floor	鄧維	Ch. Wei	"	32	04
248	"	.79	Wash hand	鄧華	Ch. Hua	"	79	"
249	"	.05	Threshing floor	鄧超一租	Ch. chao Yit Tsu	"	05	"
250	"	.03	"	司理鄧安保	Ch. an-pao	"	"	"
251	"	.04	"	鄧良祖	Ch. liang-chu	"	"	04
252	"	.01	"	司理鄧喜山	Ch. xi-shan	"	"	"
253	"	.01	"	鄧安壽	Ch. an-shou	洞	01	"
255	"	.01	"	鄧佑敬	Ch. yu-ting	"	01	"
257	"	.01	"	鄧連發	Ch. lian-fa	"	01	"
258	"	.03	"	鄧仲槐祖	Ch. chung-huai Tsu	"	03	"
259	"	.03	"	鄧仲槐客	Ch. chung-huai Ke	"	03	"
260	"	.02	"	鄧連福	Ch. lian-fu	"	02	"
261	"	.02	"	鄧美和	Ch. mei-ho	"	02	"
262	"	.01	"	鄧錫福	Ch. si-ho	"	01	"
263	"	.01	"	Lodge	Ch. tsu	"	22d	50
264	"	.01	"	鄧要壽	Ch. yao-shou	"	50	"
267	"	.02	Threshing floor	鄧振權	Ch. chin-kuon	"	32	02
268	"	.02	"	鄧見中祖	Ch. ian-chung Tsu	"	02	"
269	"	.02	"	鄧煥一租	Ch. han Yit Tsu	洞	02	"
270	"	.02	"	司理鄧福貴	Ch. fu-kuai	"	50	"
271	"	.01	"	鄧益福	Ch. yi-ho	"	50	"
272	"	.01	"	鄧慈華	Ch. ci-hua	"	50	"

FIELD AREA STATEMENT

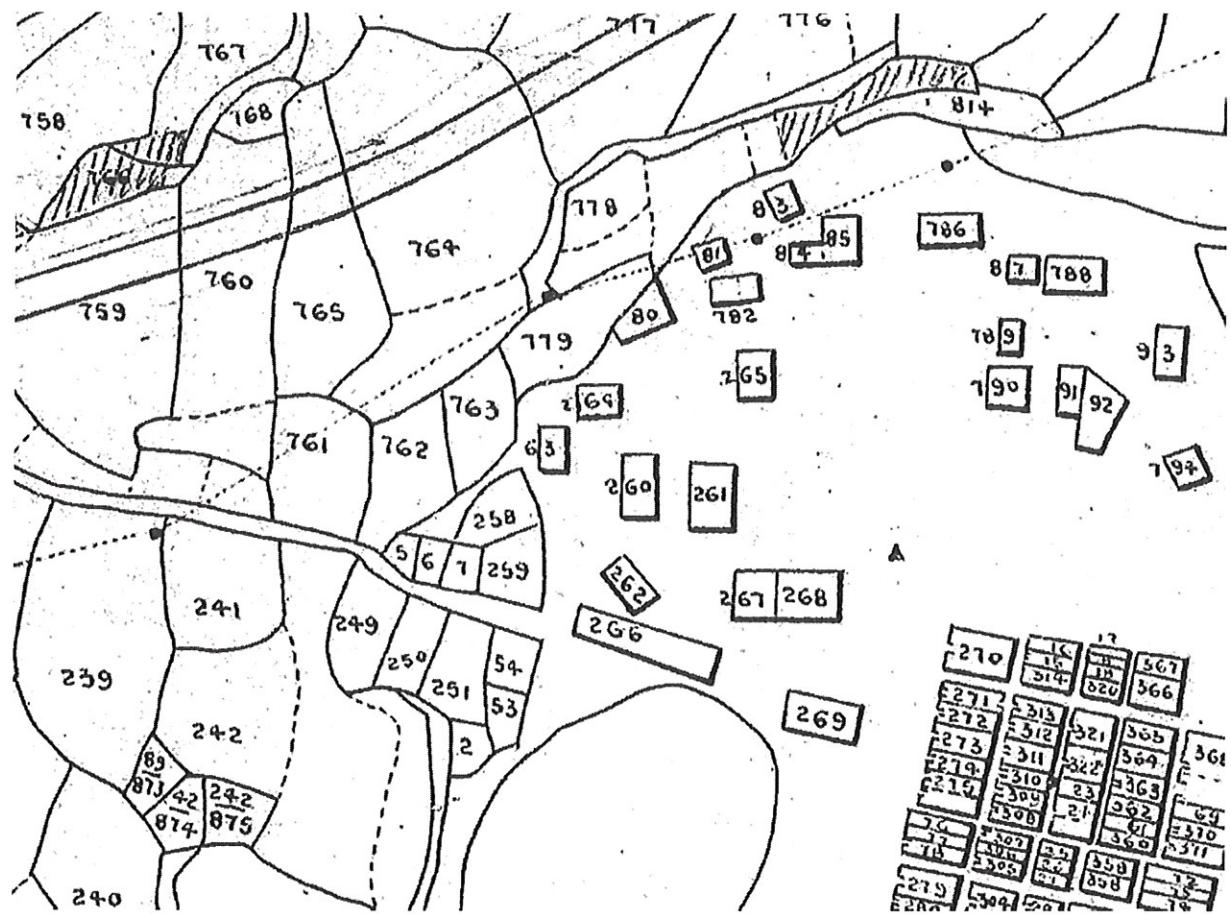
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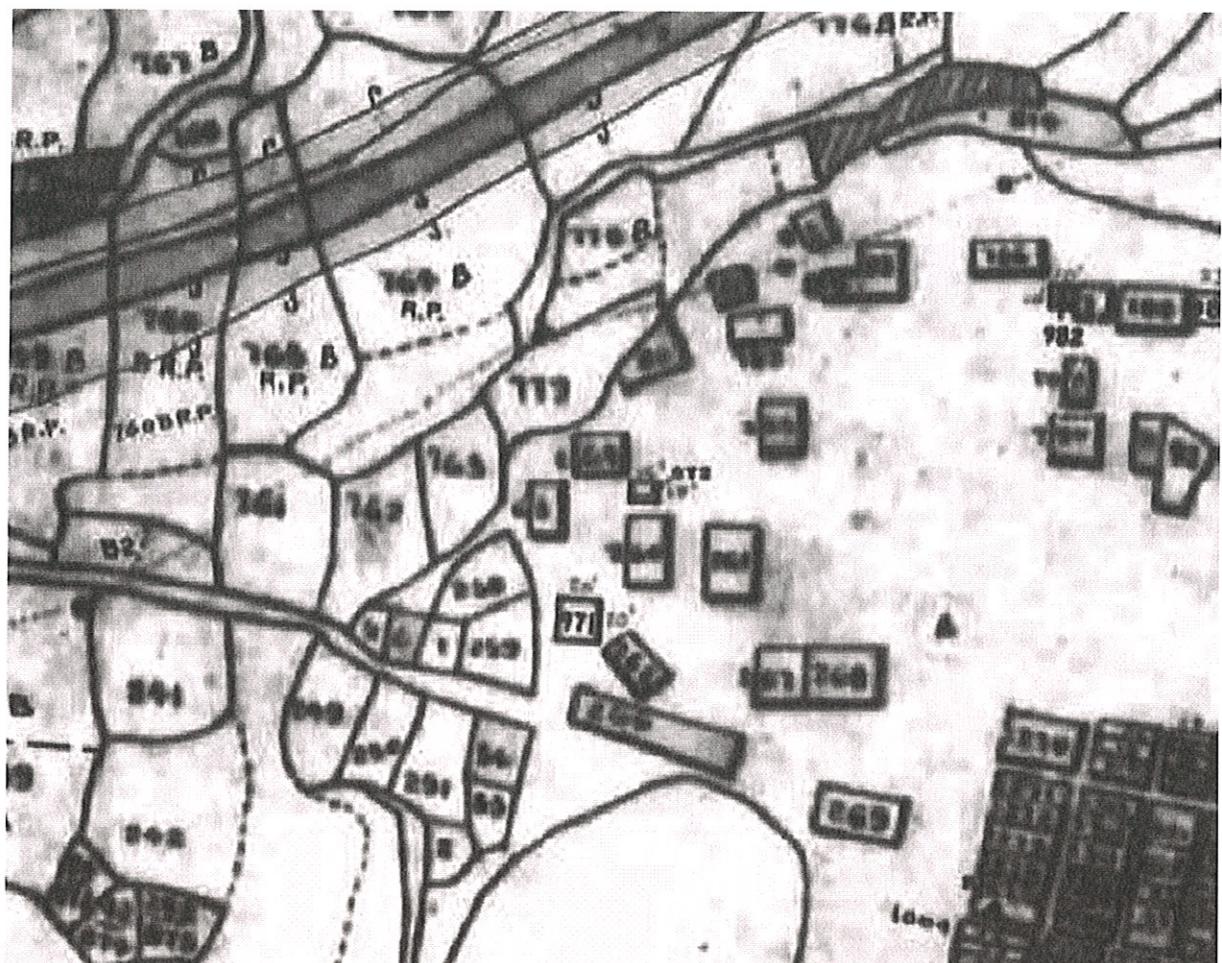
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		Acres.	Dec.		Acres.	Dec.		Acres.	Dec.		Acres.	Dec.
201	24	1	4	251	04	3	301	01	01	House	351	01
2	47	"	2	01	"	2	01	"	"		2	01
3	50	"	3	01	"	3	01	"	"		3	01
4	03	C	4	02	C	4	01	"	"	C	4	01
5	29	"	5	01	C	5	01	"	"		5	01
6	16	"	6	01	C	6	01	"	"		6	01
7	10	C	7	03	31	7	01	"	"		7	02
8	42	"	8	03	"	8	01	"	"		8	01
9	04	C	9	03	"	9	01	"	"		9	01
210	20	1	5	260	02	House	310	01	01		360	01
1	12	"	1	01	"	1	01	"	"		1	01
2	13	"	2	01	"	2	01	"	"		2	01
3	09	"	3	01	House	0	01	"	"		3	01
4	07	"	4	01	"	4	01	"	"		5	01
5	16	"	5	01	C	5	01	"	"		6	01
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7	31	"	7	02	"	7	01	"	"		8	03
8	44	"	8	02	"	8	01	"	"		9	01
9	12	"	9	02	House	320	01	01	"		370	01
220	10	"	10	02	"	1	01	"	"		1	01
1	16	"	1	01	"	2	01	"	"		2	01
2	76	1	5	220	01	"	3	01	"		3	01
3	05	"	3	01	"	4	01	"	"		5	01
4	06	31	4	02	"	5	01	"	"		6	01
5	10	31	5	01	"	6	01	"	"		7	01
6	01	C	6	01	"	7	01	"	"		8	02
7	19	1	8	01	"	8	01	"	"		9	02
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230	15	"	280	01	"	330	01	01	"		1	01
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240	20	"	290	01	"	340	01	01	"		1	06
1	09	"	1	04	"	1	01	"	"		2	12
2	38	"	2	01	"	2	01	"	"		3	13
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5	02	31	5	01	"	5	01	"	"		6	03
6	10	1	6	01	"	6	02	"	"		7	09
7	04	31	7	01	"	7	01	"	"		8	12
8	79	Pande	8	01	"	8	01	"	"		9	07
9	05	31	9	01	"	9	01	"	"		10	05
250	03	"	390	01	"	350	01	01	"		11	C
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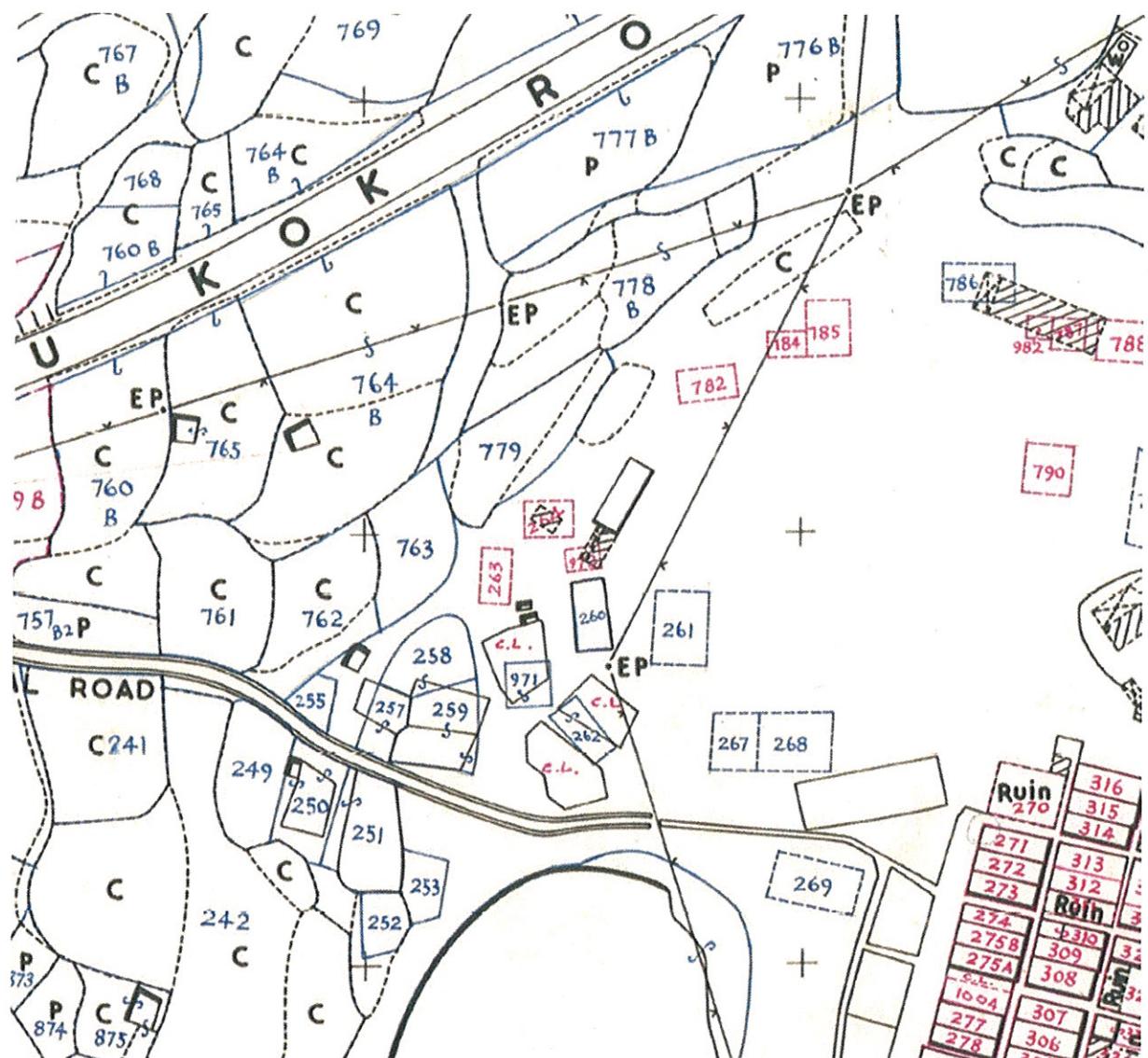
Computed by

Reg. No. 26, S. I. O. - 16-2-20. - 20,000.

Examined by









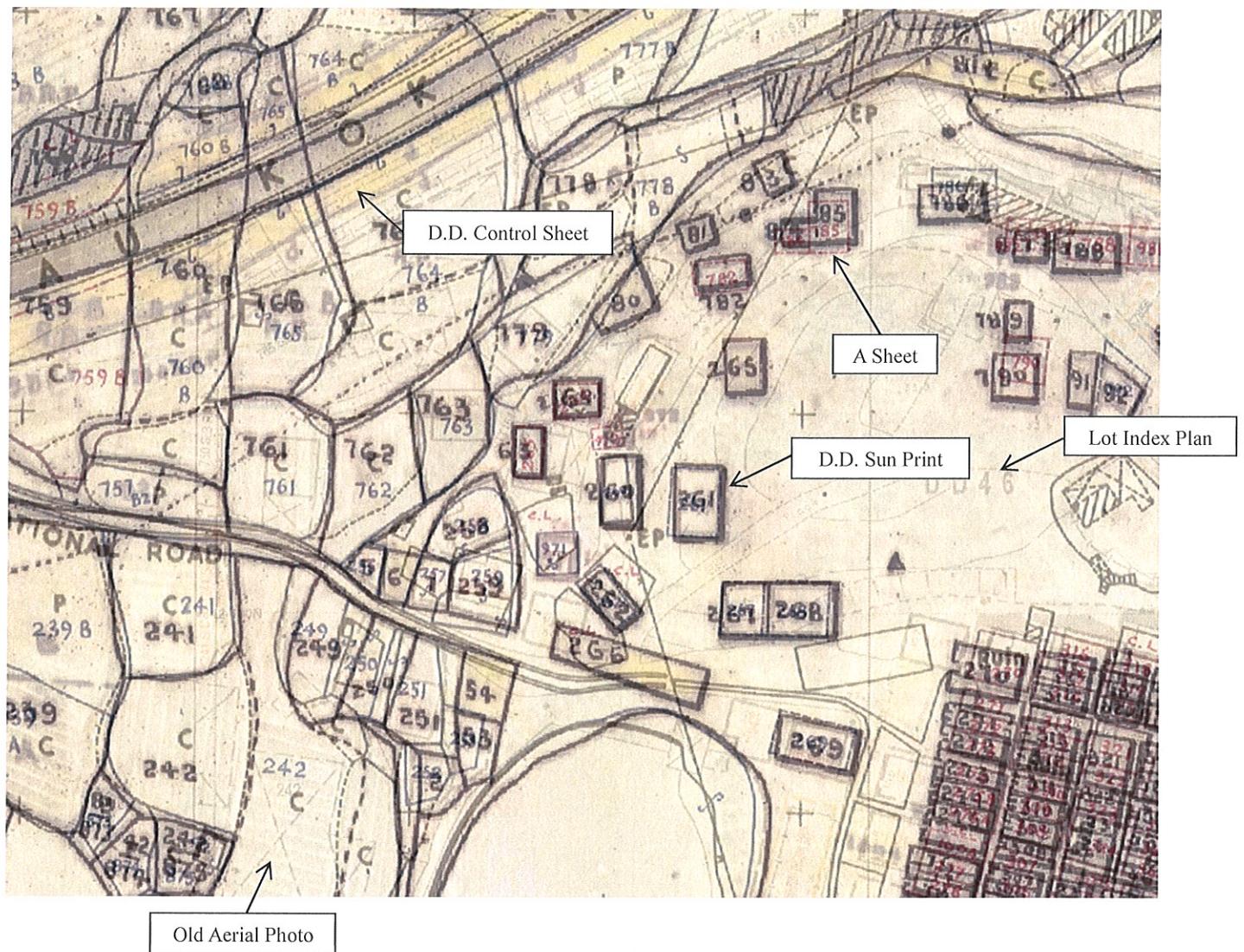




Photo: 1



Photo: 2



Photo: 3

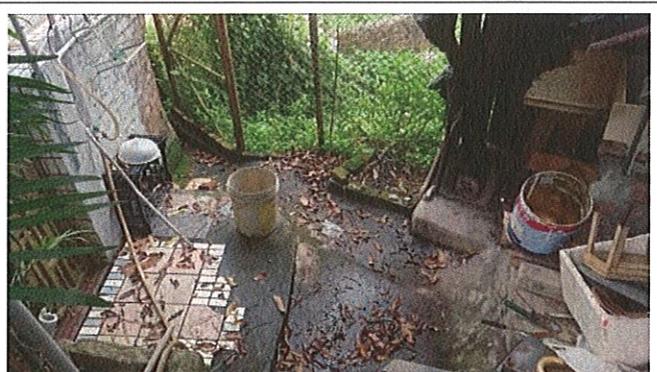


Photo: 4



Photo: 5



Photo: 6



Photo: 7



Photo: 8

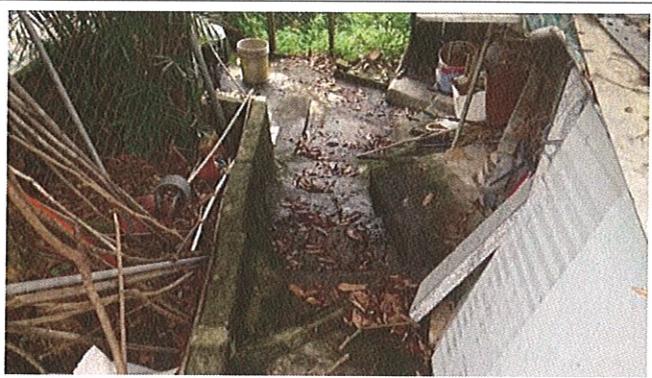


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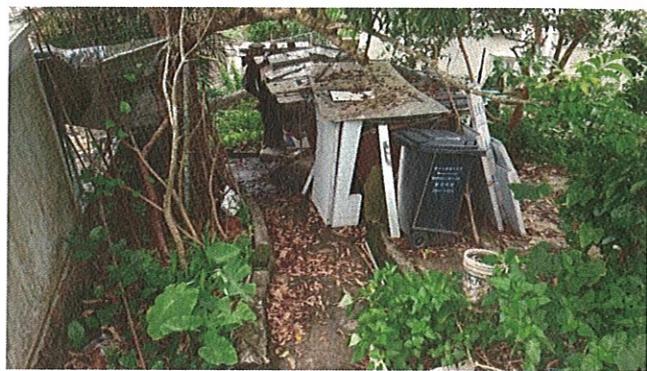


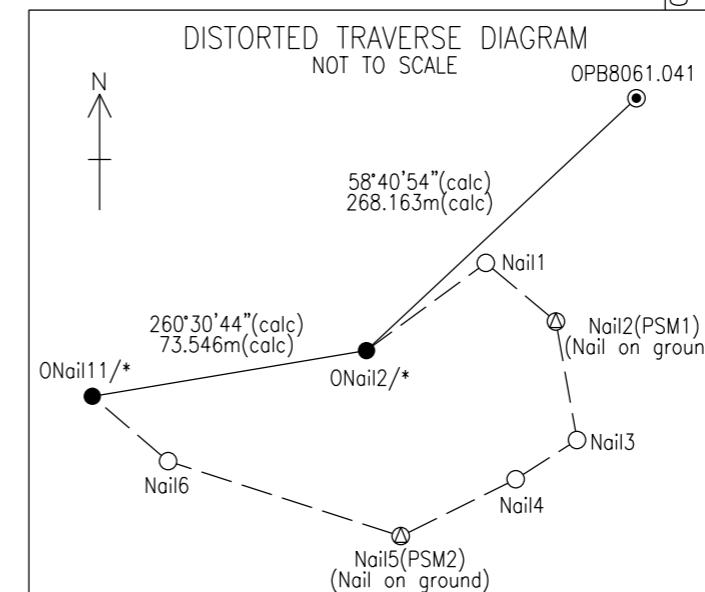
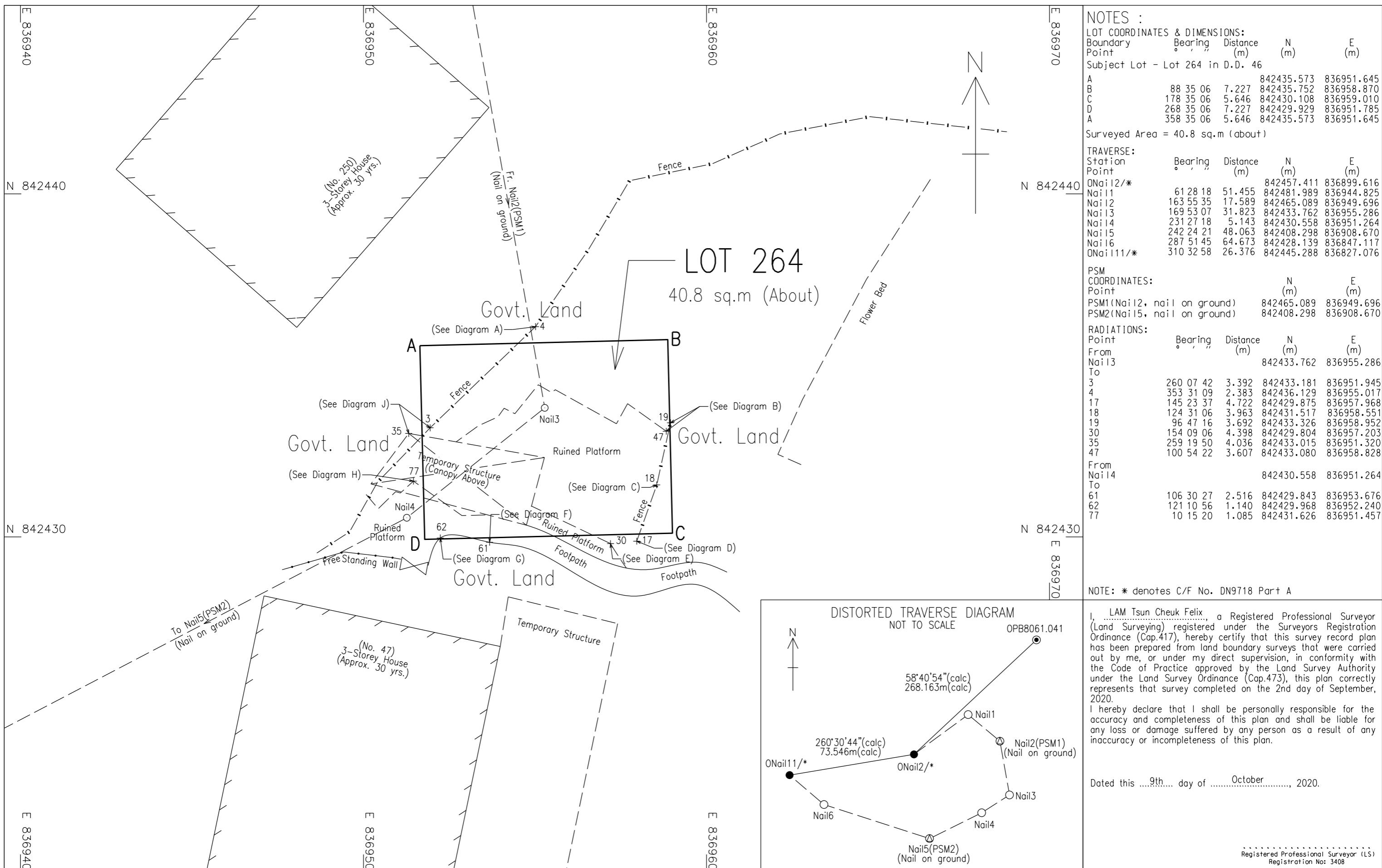
Photo: 10



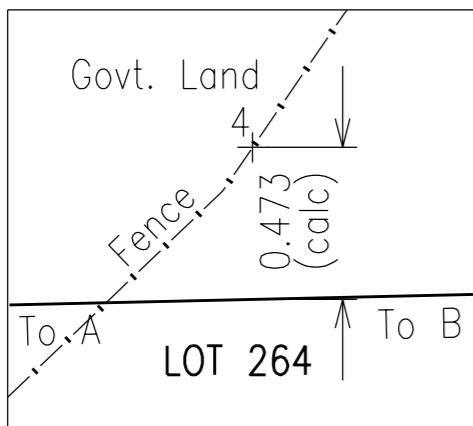
Photo: 11



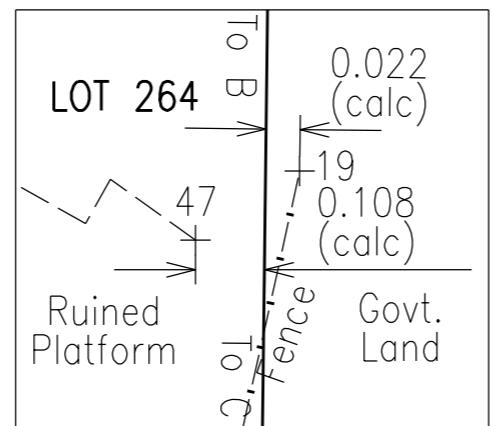
Photo: 12



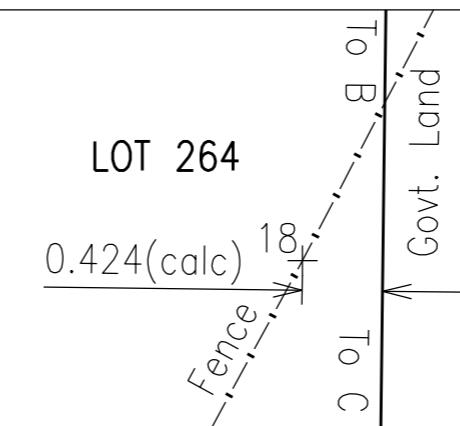
(Diagram A)  
(Not to Scale)



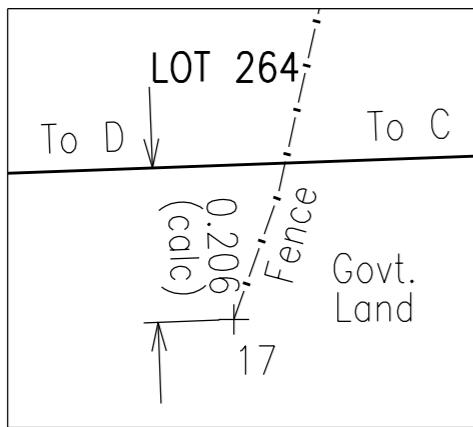
(Diagram B)  
(Not to Scale)



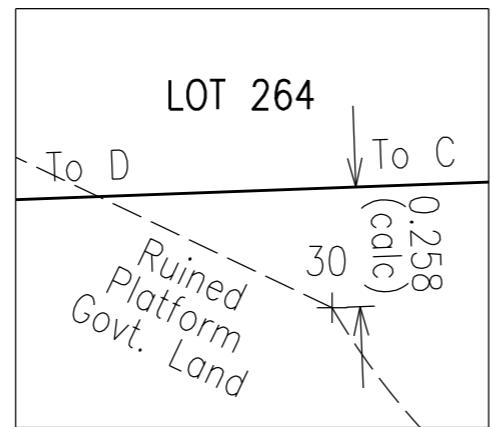
(Diagram C)  
(Not to Scale)



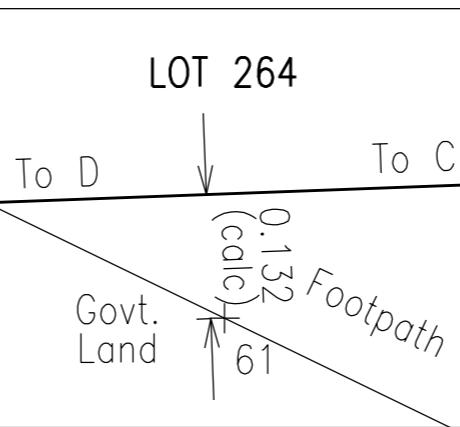
(Diagram D)  
(Not to Scale)



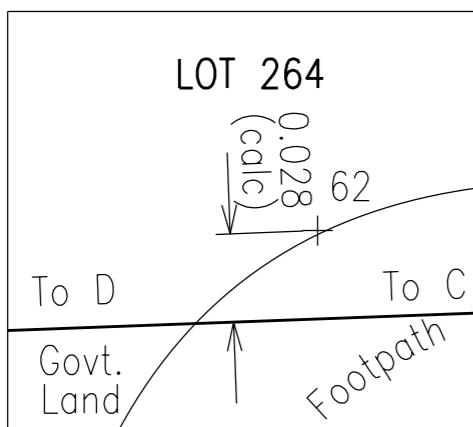
(Diagram E)  
(Not to Scale)



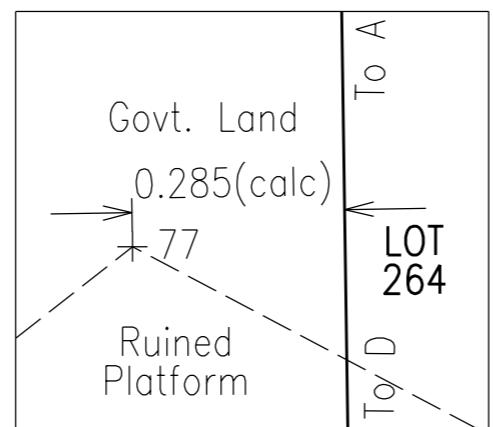
(Diagram F)  
(Not to Scale)



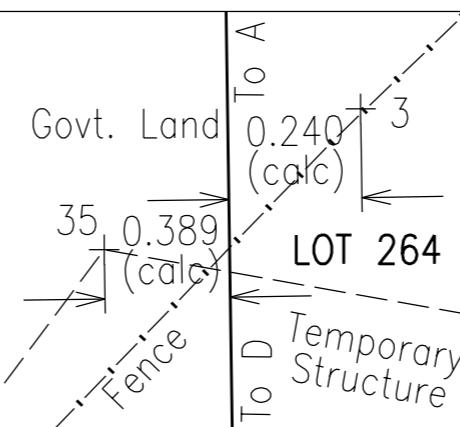
(Diagram G)  
(Not to Scale)



(Diagram H)  
(Not to Scale)



(Diagram I)  
(Not to Scale)



I, LAM Tsun Cheuk Felix, a Registered Professional Surveyor (Land Surveying) registered under the Surveyors Registration Ordinance (Cap.417), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the Land Survey Ordinance (Cap.473), this plan correctly represents that survey completed on the 2nd day of September, 2020.

I hereby declare that I shall be personally responsible for the accuracy and completeness of this plan and shall be liable for any loss or damage suffered by any person as a result of any inaccuracy or incompleteness of this plan.

Dated this 9th day of October, 2020.

Registered Professional Surveyor (LS)  
Registration No: 3408

District: North  
Date of Survey : September 2020  
Scale : 1 : 100 (A3) Field Bk : 20LBS10  
Survey Sheet : 3-NW-25D  
Reference SRPs': N/A

SURVEY RECORD PLAN OF  
LOT NO. 264 IN D.D. 46

**PROPOSED SMALL HOUSE**  
 On Lot No. 264 in D.D.46  
 Loi Tung Tseun, Sha Tau Kok, N.T.

