



Our Ref. : TCHK5378/M33104

Date : 26 March 2026

Background Information and Area of Lot No. 1890 RP in D.D. 121

The subject parent Lot 1890 was a New Grant Lot held under New Grant No. 497. As recorded in the Memorandum of Agreement and the Re-Grant Plan (Appendix 1), Lot 1890 had a registered area of about 7599 ft², equivalent to about 706.0 m².

For Lot 1890, it had undergone resumption twice, namely from Resumption Plan No. YLPR25° annexed to Memorial No. YL386984 & YLM3605a annexed to Memorial No. YL1008907, which areas of 2530 ft² and 510 ft² were resumed respectively. As a result, the area of Lot 1890 RP was derived to be 4559 ft² (~423.5 m²), i.e. 7599 ft² – 2350 ft² – 510 ft², subsequent to the mentioned resumptions.

Generally, a New Grant Lot was sold subject to the general and special conditions together with a Memorandum of Agreement signed by the purchaser which constituted a binding contract. Hence, the registered area of a New Grant Lot is typically followed when re-establishing its boundary. Logically, in this case, the derived area of Lot 1890 RP, i.e. 4559 ft², should also be precisely followed subsequent to its resumptions.

Moreover, the Lot Index Plan prepared by the Survey and Mapping Office of the Lands Department is only intended to identify the approximate location of lots in relation to physical features on ground. In fact, the correlated boundaries shown on the Lot Index Plan must not be interpreted as definitive and the graphically measured areas from the Lot Index Plan are subject to land boundary survey. Therefore, it is common that the surveyed area of a particular lot, determined by land boundary survey, is different from that the graphical area measured from the Lot Index Plan.

On a side note, the registered owner of the subject Lot 1890 RP (Group Hero Limited) and the registered owner of the northern abutting Lots 1048 S.B RP and 1825 S.B (Vega Union Limited), had signed to agree with my boundary redefinition of the common boundary line between Lots 1890 RP and 1048 S.B RP & 1825 S.B in D.D. 121 as recorded on TCHK5378/CB/01 (Appendix 2).

Prepared by

Chan Tat Wing
Authorized Land Surveyor

TC/EW/EL/mc

Encl.

NEW GRANT NO. 497

(CONDITIONS OF)

DISTRICT:

SURVEY/DEMARCATON DISTRICT NO. 121

..... LOT NO. 1890

OWNER

.....
.....

TERM

75 YEARS FROM 1ST JULY 1898 RENEWABLE FOR A FURTHER TERM OF 24 YEARS LESS THE LAST 3 DAYS THEREOF

99 YEARS FROM 1ST JULY 1898 LESS THE LAST 3 DAYS THEREOF

(tick where applicable)

CROWN RENT \$ PER ANNUM

PREMIUM

REFER TO VOL. FOLIO

Entered and Indexed

MEMORANDUM OF AGREEMENT BY THE PURCHASER

(Government Notification No. 364 of 1934 as amended by Government Notification No. 50 of 1940)

Memorandum that LEE Tsing

of 35 Winalow Street, 3rd floor, Kowloon

granted

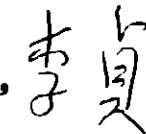
the person(s) whose name(s) is (are) hereunder written has (have) been this day declared the highest bidder(s) ~~for the Lot(s) described in the Particulars of Sale and hereunder specified opposite to his (their) said name(s) and signature(s), and does (do) hereby agree to become the Lessee(s) thereof, under and subject to the General and Special Conditions of Sale of such Lot(s), and on his (their) (her) part to perform and abide by the said Conditions, and Additional Special Conditions specified overleaf.~~

Grant

undermentioned

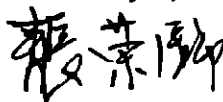
Grant

Conditions, and Additional Special Conditions specified overleaf.

Registry No.		Annual Rental		Amount of Premium at which granted granted	Signature of Purchaser(s) Grantee
D. D. No.	Lot No.	\$	¢	\$	¢
121	1890 7599 sq. ft. or .18 ac. Building and Garden	X 72	00	In return for the surrender to the Crown of Lots Nos. 1825A, 1047F, 1048F, 1128G and 1129E in D.D. 121 and for the payment of a premium amounting to \$1,178.70	
				\$1178.70 pd. (R/48-3742)	

General Conditions Nos. 4, 5, 6, 7, 8, 14, 15, 16 and 17 of G.N. No. 364/34 as amended by G.N. 50/40.

Dated this 9th day of April, 1957.



Witness to Signature of ~~Purchaser(s)~~ **Grantee**


 for District Commissioner, New Territories.



Witness to Signature of District Commissioner, N.T.

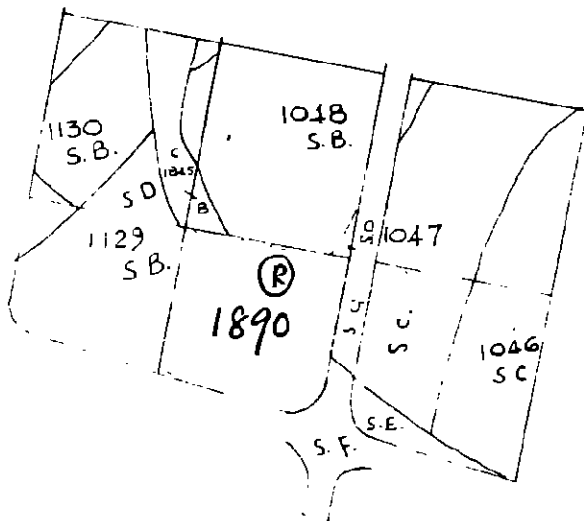
ADDITIONAL SPECIAL CONDITIONS.

1. The sum to be expended on the lot in rateable improvements, in accordance with General Condition No. 5 in Government Notification No. 364 of 1934 shall be not less than \$.....
 2. Before beginning to build, the Purchaser shall obtain the District Commissioner's permission in writing to do so.
 3. No building or site development shall be commenced on the lot until the District Commissioner shall have approved in writing the plans submitted in accordance with the Special Condition No. 2 (b) in Government Notification No. 364 of 1934.
 4. Within two weeks of the completion of the building, the Purchaser shall inform the District Commissioner, in writing, of the fact.
 5. The Purchaser shall maintain the building, when built, and the whole property concerned in a good state of repair, to the satisfaction of the District Commissioner.
1. ~~The lot~~ is ~~also~~ subject to Special Conditions Nos. 2 (a) and (b), 3 and 4 in Government Notification No. 364 of 1934 as amended by Government Notification No. 50 of 1940.
 2. **No further building shall be erected on the lot without the approval of the District Commissioner.**
 3. **The height of the building to be erected shall not exceed 25 feet.**
 4. **Not less than half of the area shall be used for a Garden.**
 5. **If the lessee shall neglect or fail to comply with any of these conditions, Her Majesty may re-enter and resume the property as if no grant had ever taken place. In the event of any such re-entry as aforesaid Her Majesty shall be at full liberty to resell the property at such time and place and in such manner as to Her Majesty shall seem fit.**
 6. **In the event of the lessee assigning the benefit of this Agreement, all assignees shall be bound by these General and Special Conditions and all powers and remedies shall be enforceable against them to the same extent as if such assignees were the original lessee.**
 7. **The expression 'lessee' shall in these General and Special Conditions mean and include the person or persons entering into and executing this Memorandum of Grant and, where the context so admits or requires, his/her/their executors, administrators and assigns and in the case of a corporation its successors and assigns.**
 8. **The foregoing General Conditions shall be read and construed as varied or modified by the Special Conditions and the expression "these Conditions" whenever used shall mean and include the General, Special and Additional Special Conditions.**

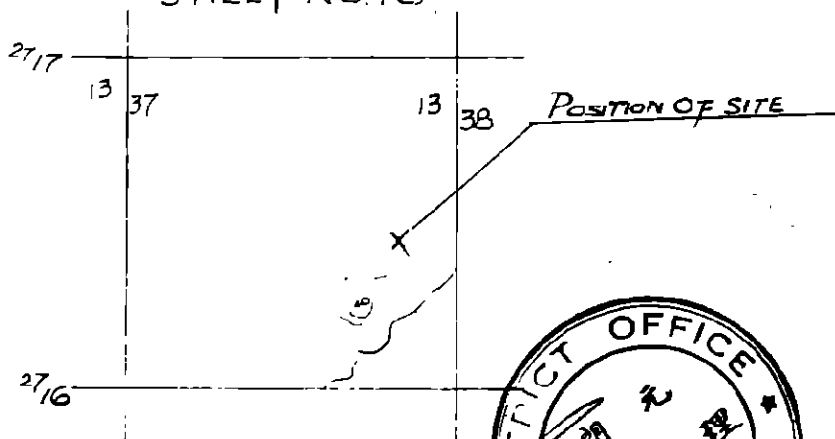
D D 120 NEAR TONG VAN SAN TSUEN SITE PLAN

RE-GRANT PLAN

LOT NO. AREA: 7,599 S.F. = (18 AC.)



SCALE: - 100' = 1 in.
SHEET NO. 10

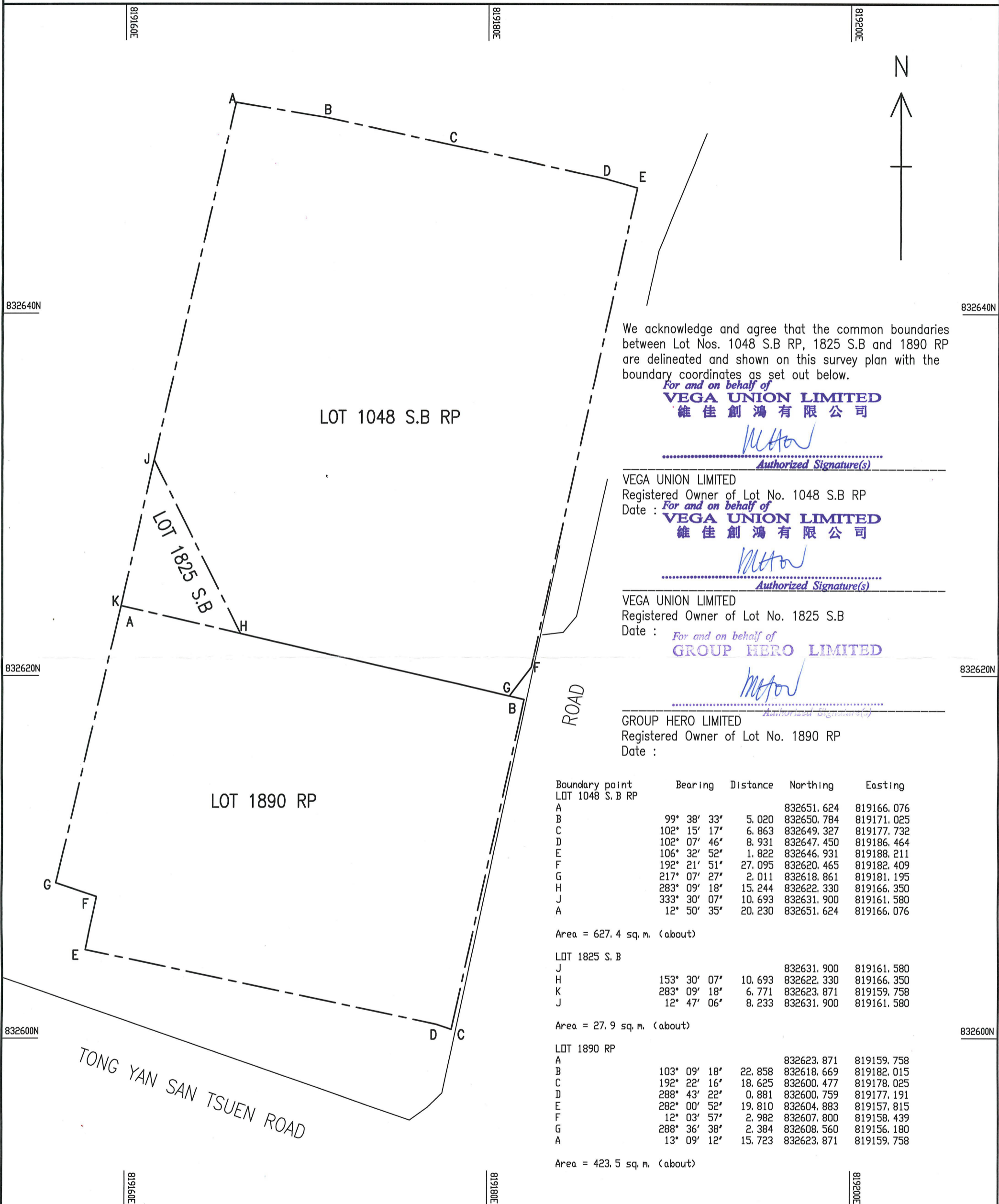


SCALE: - 1:20000



NG 497

PLAN OF LOT Nos. 1048 S.B RP, 1825 S.B & 1890 RP IN D.D. 121
TONG YAN SAN TSUEN, YUEN LONG



We acknowledge and agree that the common boundaries between Lot Nos. 1048 S.B RP, 1825 S.B and 1890 RP are delineated and shown on this survey plan with the boundary coordinates as set out below.

For and on behalf of
VEGA UNION LIMITED
維佳創鴻有限公司

[Signature]

Authorized Signature(s)

VEGA UNION LIMITED
Registered Owner of Lot No. 1048 S.B RP
Date : For and on behalf of

VEGA UNION LIMITED
維佳創鴻有限公司

[Signature]

Authorized Signature(s)

VEGA UNION LIMITED
Registered Owner of Lot No. 1825 S.B
Date : For and on behalf of

GROUP HERO LIMITED

[Signature]

Authorized Signature(s)

GROUP HERO LIMITED
Registered Owner of Lot No. 1890 RP
Date :

Boundary point	Bearing	Distance	Northing	Easting
LOT 1048 S.B RP				
A			832651.624	819166.076
B	99° 38' 33"	5.020	832650.784	819171.025
C	102° 15' 17"	6.863	832649.327	819177.732
D	102° 07' 46"	8.931	832647.450	819186.464
E	106° 32' 52"	1.822	832646.931	819188.211
F	192° 21' 51"	27.095	832620.465	819182.409
G	217° 07' 27"	2.011	832618.861	819181.195
H	283° 09' 18"	15.244	832622.330	819166.350
J	333° 30' 07"	10.693	832631.900	819161.580
A	12° 50' 35"	20.230	832651.624	819166.076
Area = 627.4 sq. m. (about)				
LOT 1825 S.B				
J			832631.900	819161.580
H	153° 30' 07"	10.693	832622.330	819166.350
K	283° 09' 18"	6.771	832623.871	819159.758
J	12° 47' 06"	8.233	832631.900	819161.580
Area = 27.9 sq. m. (about)				
LOT 1890 RP				
A			832623.871	819159.758
B	103° 09' 18"	22.858	832618.669	819182.015
C	192° 22' 16"	18.625	832600.477	819178.025
D	288° 43' 22"	0.881	832600.759	819177.191
E	282° 00' 52"	19.810	832604.883	819157.815
F	12° 03' 57"	2.982	832607.800	819158.439
G	288° 36' 38"	2.384	832608.560	819156.180
A	13° 09' 12"	15.723	832623.871	819159.758
Area = 423.5 sq. m. (about)				

SCALE 1 : 200

HONG KONG 1980 GRID

ALL UNITS ARE IN METRES

DATE : OCTOBER 2022

陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED
Authorized Land Surveyors



PLAN No.
TCHK5378/CB/01

APPROVED BY
CHAN TAT WING
AUTHORIZED LAND SURVEYOR

[Signature]