



Hong Kong Office

Our Ref. : TCHK5378/M33103

Date : 26 March 2026

**REPORT ON LAND BOUNDARY SURVEY
LOT NO. 1890 RP IN D.D. 121**

A. Purpose

To define the boundary of Lot No. 1890 RP in D.D. 121, Yuen Long.

B. Subject Plan

The attached Survey Record Plan No. SRP/YL/007/05378-01/D1 and Land Boundary Plan No. LBP/YL/007/05378-01/D1 being the records of this survey.

C. Background

The subject parent Lot 1890 is a New Grant Lot (New Grant No. 497) with registered area of 7599 ft². According to Resumption Plan No. YLPR25^e annexed to Memorial No. YL386984, an area of about 2530 ft² was resumed from the southern side of the subject parent Lot 1890. Furthermore, another portion on the eastern side of Lot 1890 RP, with area of about 510 ft², was resumed as recorded on Resumption Plan No. YLM3605a annexed to Memorial No. YL1008907. As a result, the subject Lot 1890 RP has a derived area of about 4559 ft², equivalent to about 423.5 m².

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.

D. Documentary Evidence

1. Lot Index Plan
2. Land Register of Lot No. 1890 RP in D.D. 121
3. New Grant Plan of Lot No. 1890 (New Grant No. 497)
4. Extractions of Resumption Plan No. YLPR25^e annexed to Memorial No. YL386984
5. Extractions of Resumption Plan No. YLM3605a annexed to Memorial No. YL1008907

6. Double Lot Sheet
7. DD Retrace
8. Cadastral Sheet
9. Control traverse extracted from computation folder No. YL10825G
10. Survey Record Plan No. SRP/YL/007/05378-02/D1
11. Plan No. TCHK5378/CB/01

E. Survey Origin

As shown on the subject SRP, the control stations were originated from ONail1/YL10825f, ONail2/YL10825f, ONail3/YL10825f and ONail2/YL10825g.

After a satisfactory test of origin, a traverse was run to near the limit of the subject lot.

F. Method of Redefinition

From our land record search, it was noted that no prior land boundary survey had been conducted on the subject lot and its adjoining lots. Notwithstanding this, relevant cadastral information, as listed in section D above, was gathered for our perusal.

For the aim of boundary re-definition, correlation exercises were carried out by overlaying the New Grant Plan, Double Lot Sheet, DD Retrace, Cadastral Sheet and Lot Index Plan against each other. Aerial photo of 1963 was studied for additional information regarding the old ground situation of the subject lot and its neighborhood. Furthermore, the existing features were surveyed and given due consideration during the boundary redefinition.

The peripheral boundary of the subject parent Lot 1890 is graphically delineated on the New Grant Plan and DD Retrace Sheet. The correlation results showed that the depictions of the subject lot shown on the mentioned documents were generally consistent with each other. From studying the aerial photo taken in 1963, a house was seen erected on the subject lot and a series of linear feature was identified along the western side. Meanwhile, the existing walls running along the northern side of the subject lot was not seen on the aerial photo of 1963. In general, the northern and western boundary lines (A-B) and (G-A) were redefined by following the graphical outlines delineated on the New Grant Plan and DD Retrace with generalization along the existing walls running on the western side. It was noted that the northern boundary line was re-established to the north of that shown on Lot Index Plan. In fact, it was interpreted that the northern boundary of the subject lot delineated on Lot Index Plan was outlined generally along the existing wall which did not exist back in 1963. Nevertheless, the subject lot owner and the registered owners of abutting Lots 1825 S.B and 1048 S.B RP were aware and agreed with the boundary of Lot 1890 RP. Enclosed please find the signed Plan No. TCHK5378/CB/01 for your record. This plan has been prepared to obtain the agreement, acknowledgement and acceptance of the relevant registered lot owners regarding the common boundaries between the subject lot and the abutting lots.

TED CHAN & ASSOCIATES LIMITED
Authorized Land Surveyors

Our Ref. : TCHK5378/M33103

Date : 26 March 2026

Moreover, the surveyed area of the subject lot matched with its derived area of 423.5 m² and it was checked that no unwarranted deficit in area was induced on the abutting lots. Finally, the remaining boundary lines (B-C) and (C-D-E-F-G) were redefined by following the resumption limits graphically shown on the corresponding resumption plans.

Under the above re-establishment, the surveyed area of the subject lot was about 423.5 m², which equals to its derived area.



Chan Tat Wing
Authorized Land Surveyor

TC/EW/EL/mc

Encl.

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

印製編號 PRINT CONTROL: ESN200608007792

印製於 PRINTED AT: INTERNET SEARCH (E-MAIL)
查冊日期及時間 SEARCH DATE AND TIME: 08/06/2020 11:52
查冊者姓名 NAME OF SEARCHER: Ted Chan & Ass Ltd
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 08/06/2020 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 08/06/2020.

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 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): C2828837

地段編號
LOT NO.: THE REMAINING PORTION OF LOT NO. 1890 IN D.D.
121

批約 HELD UNDER: NEW GRANT NO. YL497
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: -

所佔地段份數
SHARE OF THE LOT: -

ADDRESS: YUEN LONG
NEW TERRITORIES

地址: -

物業參考編號 PRN: C2828837 (08/06/2020) 第 1 頁, 共 3 頁 PAGE 1 OF 3

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

印製編號 PRINT CONTROL: ESN200608007792

備註

REMARKS: THE RENT IS \$2 P.A. (LOT NO.1890 IN DD121)

NOTICE OF RESUMPTION (G.N.2267) REGISTERED BY M/N 1008907 (RE PORTION)

THE ABOVE PORTION REVERTED TO THE STATE FOR THE USE OF THE GOVERNMENT OF THE HKSAR ON 19.7.2002

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
GROUP HERO LIMITED		20052600630037 ASSIGNMENT	15/05/2020	26/05/2020	\$20,500,000.00

物業涉及的轉轉

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
YL420895	06/02/1990	14/03/1990	STATUTORY DECLARATION OF KWOK TING KEUNG TIMOTHY	-	-
YL1008907	18/04/2002	22/05/2002	NOTICE OF RESUMPTION	-	-

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

印製編號 PRINT CONTROL: ESN200608007792

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
備註 REMARKS:G.N. 2267 DATED 18.4.2002 WITH THE RELEVANT RESUMPTION PLAN NO. YLM3605A					
20040100560093	24/03/2020	01/04/2020	AGREEMENT FOR SALE AND PURCHASE	GROUP HERO LIMITED	\$20,500,000.00

-
備註 REMARKS:SEE ASSIGNMENT MEM. NO. 20052600630037

等待註冊的契約

DEEDS PENDING REGISTRATION

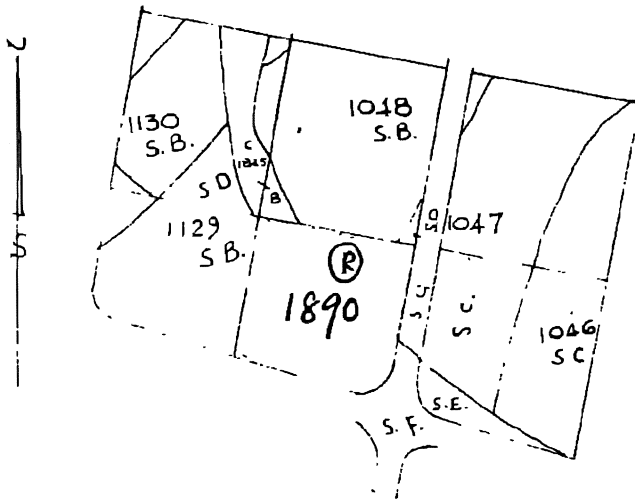
註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
***** 無 NIL *****					

***** 登記冊末端 **END OF REGISTER** *****

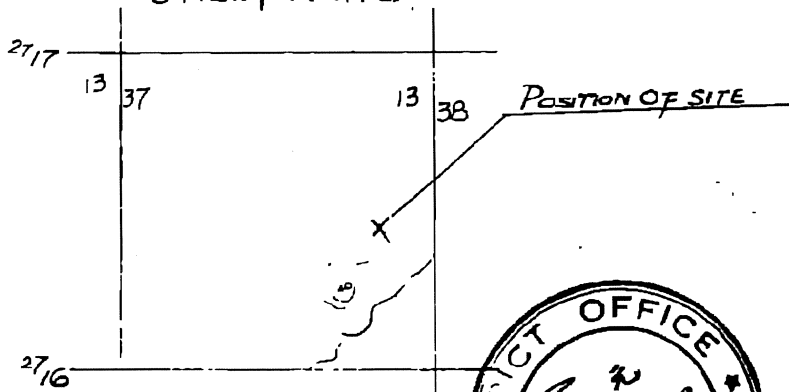
D D 120 NEAR TONG VAN SAN TSUEN SITE PLAN

RE-GRANT PLAN

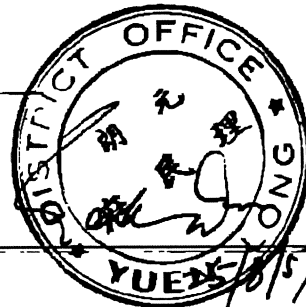
LOT NO. AREA: 7,599 S.F. = (18 AC.)



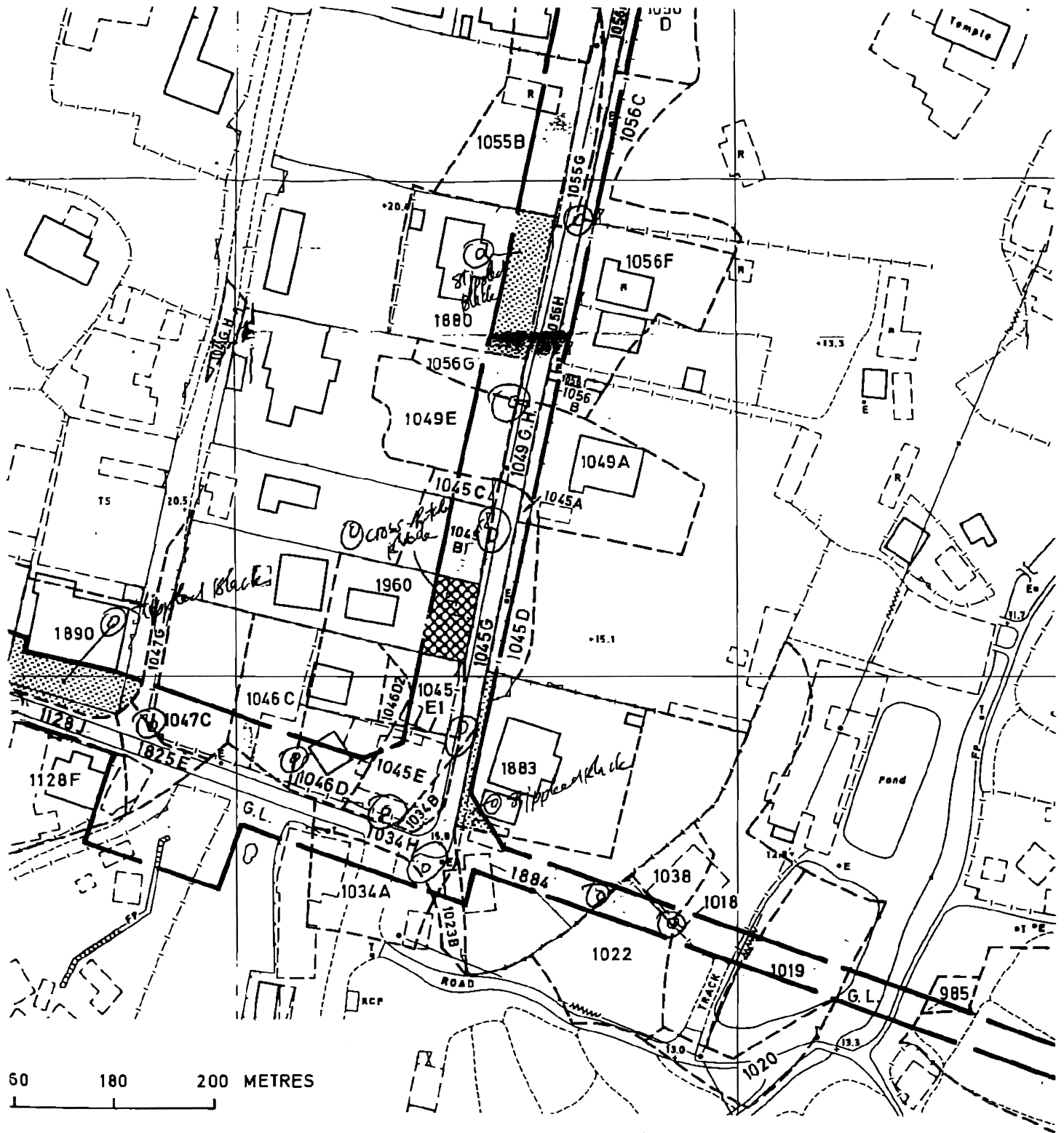
SCALE: - 100' LIN.
SHEET NO. 10



SCALE: - 1:20,000



NY 497



60 180 200 METRES

SUEN

(R. C. BARAM)
 DISTRICT LANDS OFFICER, YUEN LONG
 DATE 9.9.88

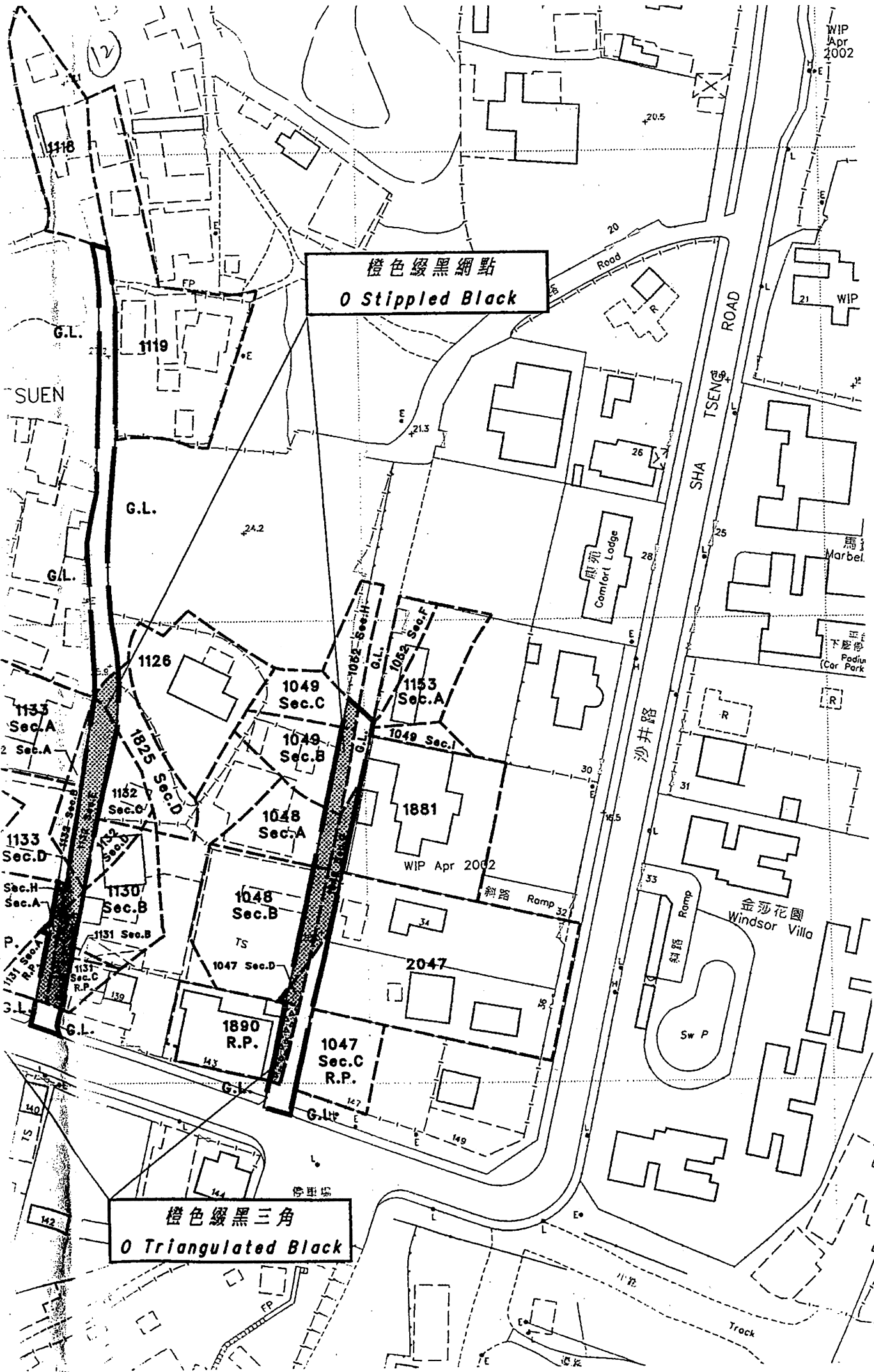
PLAN No. YLPR 25^C

1.9.88

WIP
Apr
2002

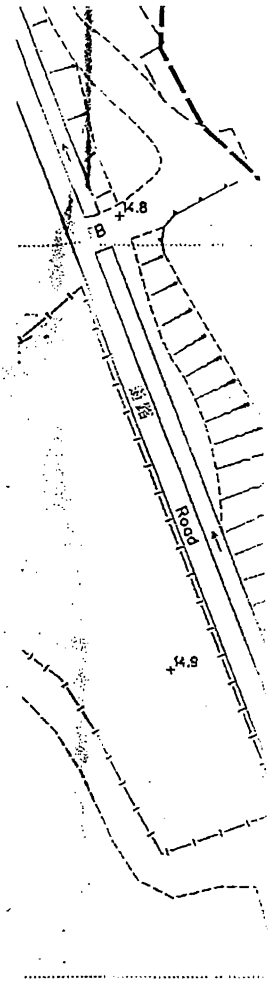
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O Stippled Black

橙色綴黑三角
O Triangulated Black



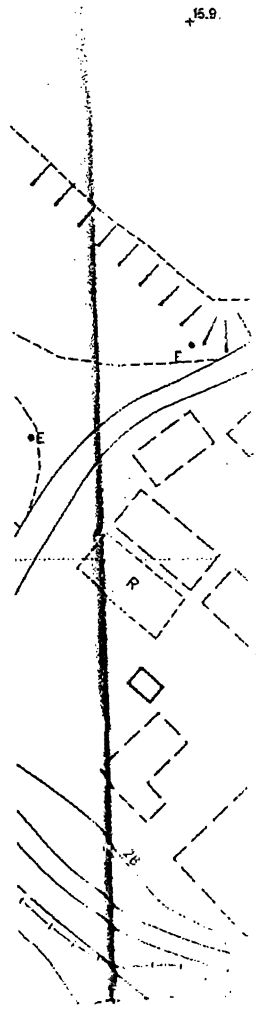
(a)

	1141 Sec.F		1.9	20
	1145 Sec.A	(P)	10.2	110
	1145 Sec.V R.P.	(P)	205.3	2210
	1202 R.P.	(P)	25.1	270
	1203 Sec.A	(P)	34.4	370
	1203 R.P.	(P)	137.5	1480
	1204	(P)	49.2	530
	1208 Sec.F	(P)	60.4	650
	1208 R.P.	(P)	446.9	4810
	1825 Sec.D	(P)	34.4	370
	1831	(P)	255.5	2750
	1875 Sec.C s.s.1	(P)	26.9	290
	1875 Sec.C R.P.	(P)	47.4	510
	1875 Sec.D	(P)	24.2	260
	1875 Sec.E	(P)	36.2	390
121	1875 R.P.	(P)	11.1	120
總面積 TOTAL AREA			2179.6	23459



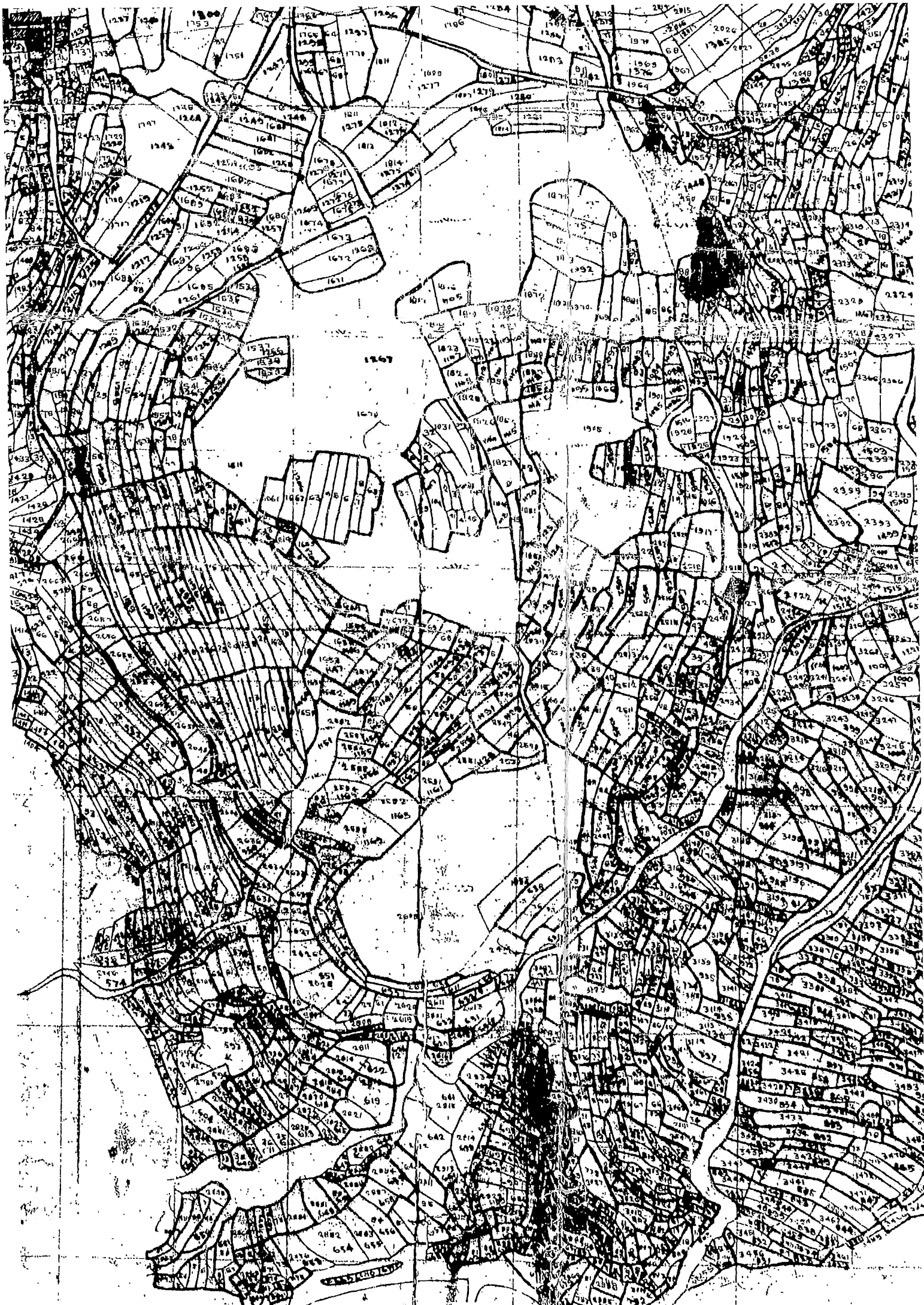
將予收回土地的面積 Area to be resumed			
丈量約份 編號 D.D. No.	地段編號 Lot No.	屋地及花園地 Building and Garden Land	
		平方米(約數) m ² (about)	平方呎(約數) ft ² (about)
121	1873 R.P. (P)	39.9	430
121	1890 R.P. (P)	47.4	510
總面積 TOTAL AREA		87.3	940

將予收回土地的面積 Area to be resumed			
丈量約份 編號 D.D. No.	地段編號 Lot No.	果園地 Orchard Land	
		平方米(約數) m ² (about)	平方呎(約數) ft ² (about)
121	1842 Sec.F s.s.4 (P)	6.5	70
總面積 TOTAL AREA		6.5	70



註釋
Note:

丈量約份 編號 D.D. No.	地段編號 Lot No.	
	前稱 Formerly known as	現稱 Now known as
121	1208 R.P. (P)	1208 Sec.F (P)
		1208 R.P. (P)



Interpreted by professional land surveyor.

District Survey Office/Yuen Long
JOB DIRECTORY: YL10825G

DATE OF RUN : 19/01/2016

TRAVERSE COMPUTATION

Traverse No. : 1
Locality : Tong Yan San Tsuen Road
Control Origin : YL10825F
Field Book Ref : A007704
Surveyed by : CHAN L.M. Date : 04/01/2016
Checked by : MOK Y.W. Date :

JOIN FOR ORIENTATION

STATION	BEARING	DISTANCE	NORTHING	EASTING
@ ONail1/YL10825f			832538.987	819295.2887
- ONail2/YL10825f	293.2055	198.103	832617.500	819113.407
- TRIG92	199.2252	1366.200	831250.207	818841.913
- OSN8/YL7910br	90.3424	36.272	832538.624	819331.558
@ ONail2/YL10825f			832617.500	819113.407
- ONail3/YL10825f	284.0315	83.911	832637.877	819032.008
- ONail1/YL10825f	113.2055	198.103	832538.987	819295.288

JOIN COMPUTATION

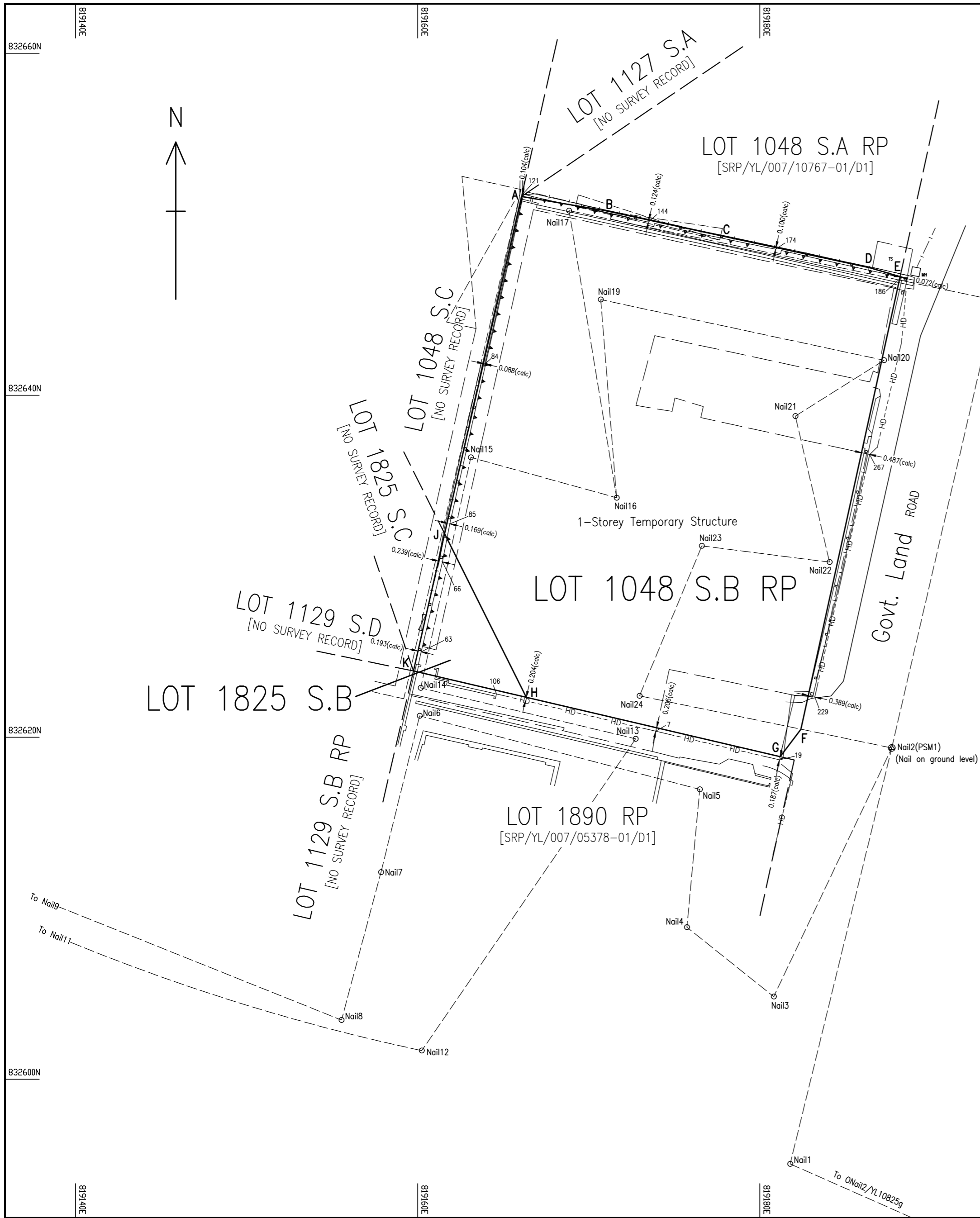
STATION/POINT	BEARING	DISTANCE	NORTHING	EASTING
@ SN1			832626.307	819063.904
- ONail3/YL10825f	289.5615	33.930	832637.877	819032.008
@ SN2			832586.766	819200.509
- ONail2/YL10825f	289.2608	92.365	832617.500	819113.407

Input by: CHAN L.M.

Date: 19/01/2016

Chk by: MOK Y.W.

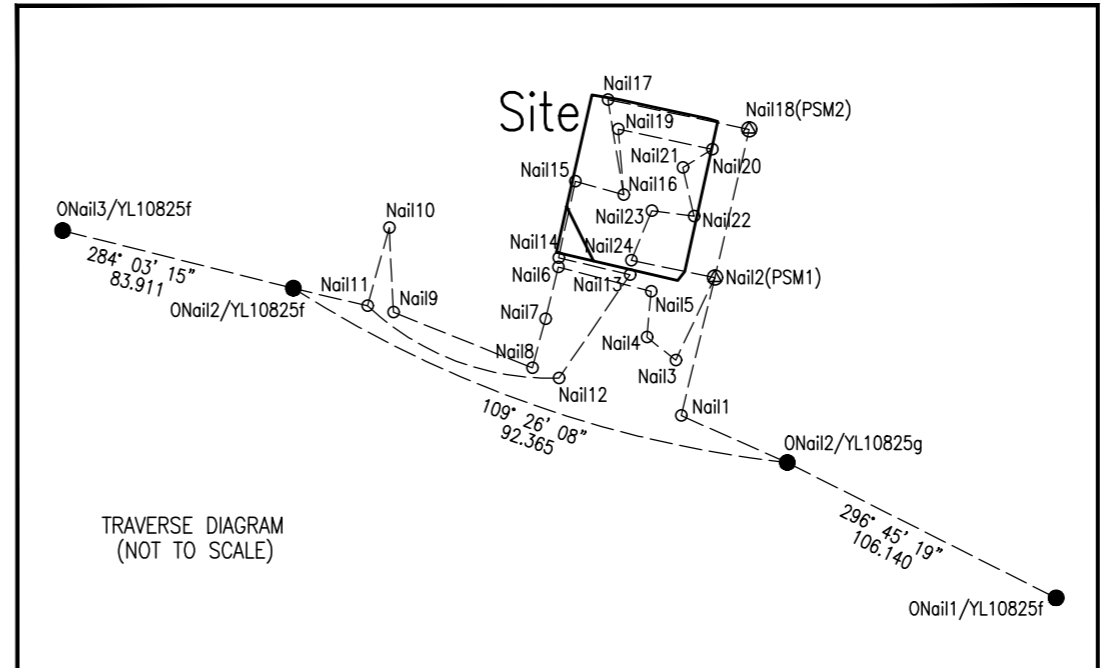
Date: 01 APR 2016



SUBJECT LOT CO-ORDINATES & DIMENSIONS:			1980 Grid Geodetic	
Boundary Point	Bearing	Distance	N	E
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
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

TRAVERSE:			1980 Grid Geodetic	
Station	Bearing	Distance	N	E
D Nail 12/YL10825g				
Nail 11	293° 50' 55"	20.475	832595.044	819181.781
Nail 12(PSM1)	13° 43' 14"	25.046	832619.373	819187.720
Nail 13	205° 22' 17"	16.097	832604.828	819180.822
Nail 14	308° 38' 30"	6.501	832608.887	819175.744
Nail 15	5° 19' 40"	8.098	832616.949	819176.495
Nail 16	284° 43' 25"	16.931	832621.251	819160.119
Nail 17	193° 52' 54"	9.422	832612.103	819157.858
Nail 18	194° 56' 05"	8.949	832603.456	819155.551
Nail 19	291° 50' 55"	26.415	832613.285	819131.031
Nail 110	357° 11' 23"	14.907	832628.173	819130.300
Nail 111	195° 37' 09"	14.272	832614.427	819126.456
D Nail 12/YL10825f	283° 15' 17"	13.406	832617.500	819113.407
Nail 111				
Nail 111			832614.427	819126.456
Nail 112	110° 41' 35"	36.115	832601.670	819160.244
Nail 113	34° 26' 33"	22.111	832619.907	819172.751
Nail 114	283° 18' 36"	12.915	832622.882	819170.184
Nail 115	12° 14' 36"	13.794	832636.364	819163.110
Nail 116	105° 29' 21"	8.847	832634.003	819171.636
Nail 117	350° 35' 18"	17.020	832650.796	819168.854
Nail 118(PSM2)	101° 53' 07"	25.484	832645.550	819193.794
Nail 12(PSM1)	193° 03' 57"	26.876	832619.373	819187.720
Nail 116				
Nail 116			832634.003	819171.636
Nail 119	355° 24' 26"	11.626	832645.593	819170.706
Nail 120	102° 06' 26"	16.935	832642.043	819187.265
Nail 121	237° 47' 26"	6.123	832638.780	819182.085
Nail 122	166° 50' 28"	8.772	832630.239	819184.082
Nail 123	277° 14' 35"	7.523	832631.189	819176.619
Nail 124	202° 34' 53"	9.498	832622.420	819172.972
Nail 12(PSM1)	101° 40' 47"	15.059	832619.373	819187.720

RADIATIONS:			
Surveyed Point	From	To	
From Nail 113			
	7	19	
			832619.907 819172.751
			832620.348 819173.925
			832618.675 819181.167
From Nail 114			
	63	66	
			832622.882 819160.184
			832624.995 819160.211
			832630.249 819161.450
			832641.828 819163.933
			832632.477 819161.884
From Nail 116			
	106		832634.003 819171.636
			832622.529 819164.608
From Nail 117			
	121	144	
			832650.796 819168.854
			832651.723 819166.115
			832650.120 819173.495
			832648.537 819180.933
			832646.888 819188.275
From Nail 12(PSM1)			
	229		832619.373 819187.720
			832622.353 819183.221
From Nail 120			
	267		832642.043 819187.265
			832636.534 819186.430



Lot No.	Area
LOT 1048 S.B RP	627.4 m ² (about)
LOT 1825 S.B	27.9 m ² (about)

I, Chan Tat Wing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), 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 above Ordinance, and that this plan correctly represents that survey completed on the 9th day of June 2022.

Dated this 4th day of November 2022.

.....
Chan Tat Wing
Authorized Land Surveyor

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

Survey District: YUEN LONG
Date of Survey: June 2022
Field Bk.: TCHK5378
Scale: 1:200
Survey Sheet No: 6-NW-13D

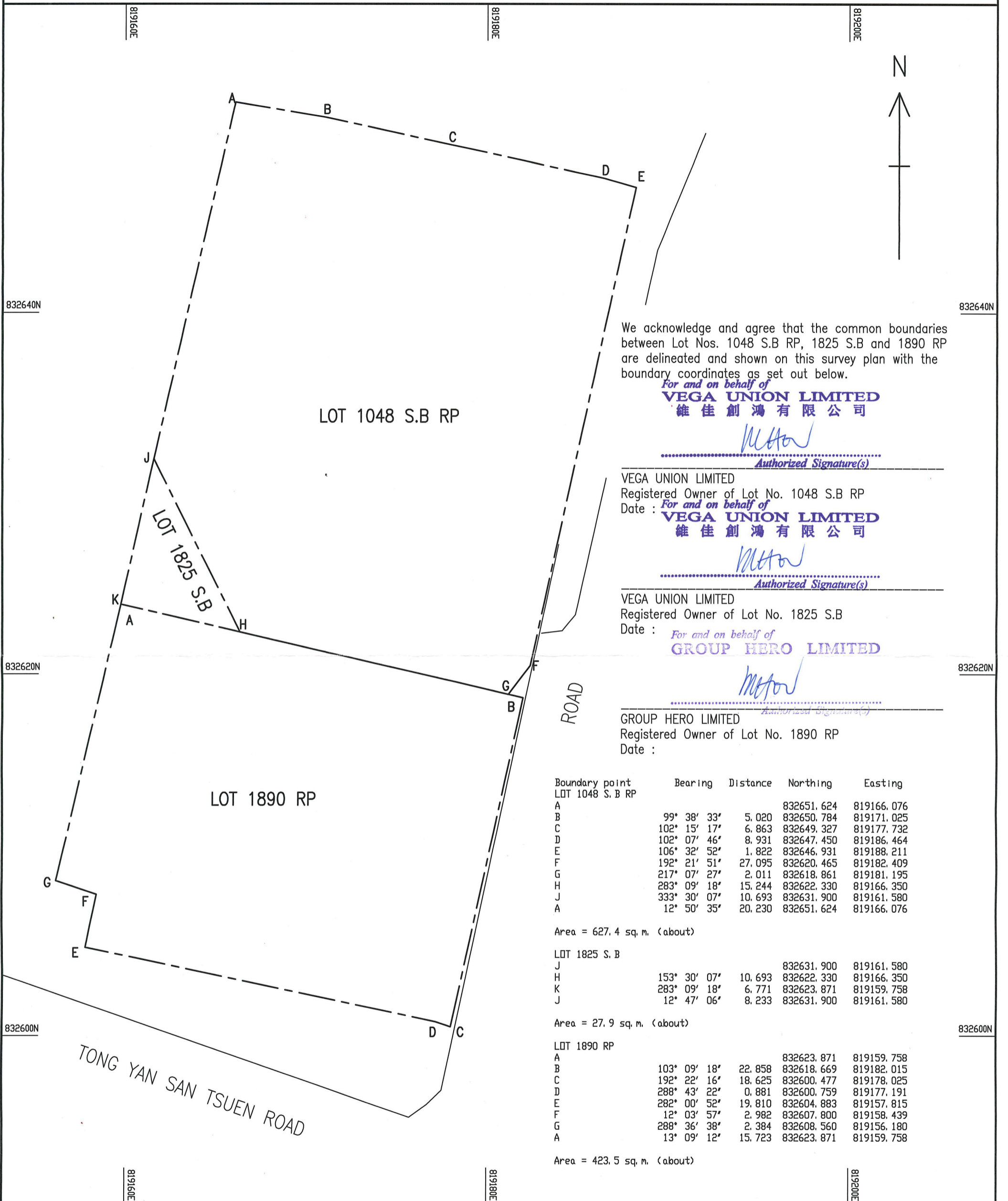
Reference SRP's:
SRP/YL/007/10767-01/D1
SRP/YL/007/05378-01/D1

DIMENSION PLAN OF LOT Nos. 1048 S.B RP & 1825 S.B IN D.D. 121

FOR OFFICIAL USE

Plan No. : SRP/YL/007/05378-02/D1

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]