

PHOTO '1'



48 SHA TSENG RD

THE SITE
143 TONG YAN SAN TSUEN RD

PHOTO '2'



EXISTING
PUBLIC
CAR PARK

NO. 138
TONG YAN SAN TSUEN RD

THE SITE
TONG YAN SAN TSUEN RD

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

New Grant No. 497

Sect. No.

P. S. No. 13/131/56

Govt. Notn. No. of 195
Vol. X2 p. 560

GRANTEE Deed Reg. Vol. 72 p. 71-7
GRANTOR Vol. 78 p. 77.

MEMORANDUM OF AGREEMENT BY THE PURCHASER

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

Memorandum that **LER Tsing**


of **35 Winslow 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) **Grant**

for the Lot(s) described in the Particulars of Sale and hereunder specified opposite to the name(s) **undermentioned**

and signature(s), and does (do) hereby agree to become the Lessee(s) thereof, under and subject to the General **Grant**

and Special Conditions of Sale of such Lot(s), and on the (her) part to perform and abide by the said Conditions, and Additional Special Conditions specified overleaf.

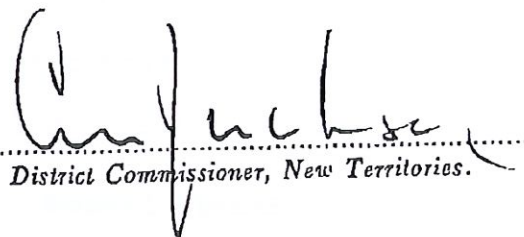
Registry No.		Annual Rental		Amount of Premium at which the Grant		Signature of Purchaser Grantee
D. D. No.	Lot No.	\$	¢	\$	¢	
121	1890	X 72	00	In return for the surrender to the Crown of Lots Nos. 1825A, 1047F, 1048F, 1128G and 1129H in D.D. 121 and for the payment of a premium amounting to \$1,178.70		
	7599 sq. ft. or .18 ac.					
	Building and Garden					
				\$1178.70 pd. (R/08-3942)		

General Conditions Nos. 4, 5, 6, 7, 8, 11, 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~~ **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. ~~1/6~~ The lot~~(s)~~ is~~(are)~~ 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 re-sell 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.

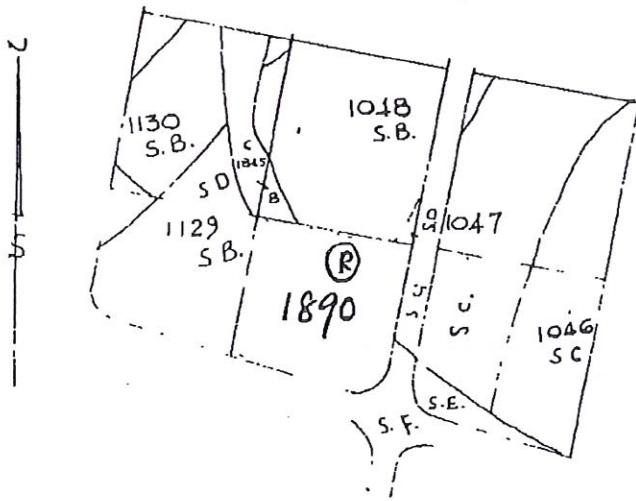
7. The expression 'lessee' shall in these General and Special Conditions mean and include the person or persons entering into and executing this Memorandum of Grant and, where the context so admits or requires, his/her/their executors, administrators and assigns and in the case of a corporation its successors 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.

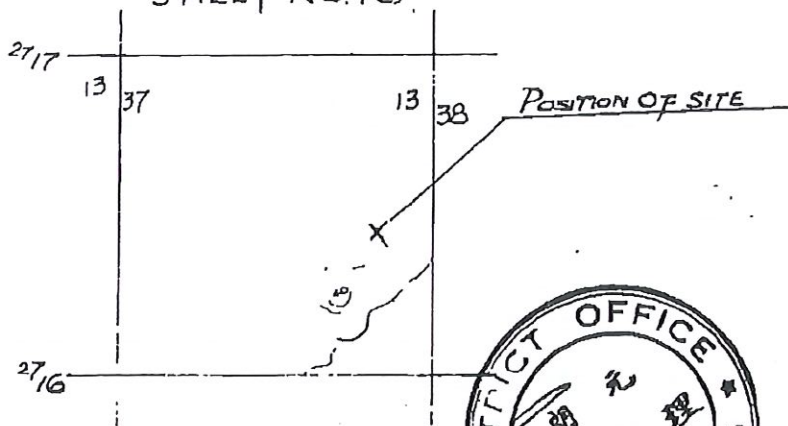
D D 120 NEAR TONG VAN SAN TSUEN SITE PLAN

RE - GRANT PLAN

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



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



SCALE: - 1:20,000



NG 497

