

恆昌電子（深圳）有限公司

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譚惠儀 處長：

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有關貴處檔號() in LR/DPS/119/26 Part12. 有關九龍興業街 14 號永興工業大廈(後座)13 樓 C4 號廠房的二份註冊文件事序。

本人於半個月前給閣下的去信可惜於昨晚終才看到回復！

但回復仍偏離了**重點其一**，即有關本人已早於 2015 年 7 月就已將有關九龍興業街 14 號永興工業大廈(後座)13 樓 C4 號廠房轉名為本人業主名下的二份註冊文件包括費用支票及『**授權書**』等均交齊貴收契組，但其後的貴前處長**周淑貞**否認本根據《**宣誓及聲明條例**》鄭重**聲明**下**無一法庭不認可**的更合乎《**持久授權書條例**》規定的『**授權書**』只為“**聲明**”而非『**授權書**』蓄意知法犯法不予收契組認同！

也就因貴已為新任處長，也就該在 2 天內**書面**通知本人**表態**是否還會如貴前處長**周淑貞**的知法犯法？如**否認**不了『**授權書**』的合法性，敬請通知貴收契組認同並馬上要註冊本人為業主，以免同樣如**周淑貞**首先觸犯“**公職人員行為失當罪**”！

另重點其二，即本提及當今非法來自 **DCMP-254/2018** 的**賣樓令**之 3 個索價備忘錄分別只為 13042600450151, 17010400170106 及 18083100270038，貴回復告知沒有 Nos.UBS692879 此項，**沒錯**，請見附件 1.，此項正來自 **DCMP-254/2018** 起訴書，或在 www.ycec.sg/DCMP254/180123.pdf 全版首頁也可見，在當今**賣樓令**中 3 個索價備忘錄就刪除不見再新加另一 18083100270038 押記備忘錄，或也在 www.ycec.sg/DCMP254/220914-order.pdf 第二頁，或從附件 2. 可見是，押記記錄中顯示除**管理費**外還包括什麼“捐助專款”等，且詐稱押記總額為 **HK\$790,138.-**，這就是不用修改**起訴書**也不開庭只靠行賄區域法院就可造假**賣樓令**當今**司法打劫**的另一見証，也同樣違反《**土地註冊規例**》！

因此，貴註冊處有責任告知此 3 個押記項目**管理費**是否正當及有值總額為 **HK\$790,138.-**，如貴註冊處不立即向本人公開也就等如在協助**司法打劫**！**是否？**

更如押記總額 非 **HK\$790,138.-** 貴註冊處更應立即通知**區域法院**暫停**賣樓令**！**是否？**

由於**司法打劫**嚴重已令法則無存，敬請立即回復傳真到 852-3007-8352. 或先來電 86-755-2535-3546 通知本人可再打電話過去！

謹此，本信包括附件共 3 頁，稍後也在 www.ycec.sg/DCMP254/221008.pdf or ycec.net 可見！

2022 年 10 月 08 日

永興工業大廈 13 樓 C4
業主或代表

林哲民 

附件1.

Claim nature :
A. Mixed claim
B. Mortgage action (under O88 of the rules of District Court (Cap.336))
We hereby confirm that the relief sought falls within the jurisdiction of the District Court under Sections 32 and 35 of the District Court Ordinance, Cap.336.

Mortgage action
按揭訴訟

DCMP 254 /2018

IN THE DISTRICT COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
MISCELLANEOUS PROCEEDINGS NO. 254 OF 2018

更亂寫一通！
關於(a) 的財產所知如全部那7個相等的沒有分開
的第2,260個部分或者一份及所有部分或處於橫臥
的地面部份與註冊在土地登記內如官塘地區劃分
的NO.83, 及在家宅建築物和房屋在其上目前已知
如永興工業大廈及永泰中心連同單獨的及獨有的
在右保持使用佔據及欣賞所有工廠所講的興業街
14號永興工業大廈(後街區) 13th C-4 層如沒有分開
的第2,260個部分或者一份及所有部分或處於橫臥
的地面部份與註冊在土地登記內如官塘地區劃分
的NO.83, 及在家宅建築物和房屋在其上目前已知
如永泰中心連同單獨的及獨有的在右保持使用佔
據及欣賞所有C4 屋頂所講的永興工業大廈(後街
區), 在興業街14號, 九龍, 香港

IN THE MATTER of (a) the property known as ALL
THOSE 7 equal undivided 2,260th parts or shares of
and in ALL THAT piece or parcel of ground situate
lying and registered in the Land Registry as KUN
TONG INLAND LOT NO.83 and of and in the
messuages erections and buildings thereon now
known as WING HING INDUSTRIAL BUILDING
and WING TAI CENTER together with the sole and
exclusive right to hold use occupy and enjoy ALL
THAT FACTORY C4 on the 13TH FLOOR of the said
WING HING INDUSTRIAL BUILDING (REAR
BLOCK), No.14 Hing Yip Street, Kowloon, Hong
Kong and (b) the property known as ALL THAT 1
equal undivided 2,260th parts or shares of and in ALL
THAT piece or parcel of ground situate lying and
registered in the Land Registry as KUN TONG
INLAND LOT NO.83 and of and in the messuages
erections and buildings thereon now known as WING
HING INDUSTRIAL BUILDING and WING TAI
CENTER together with the sole and exclusive right to
hold use occupy and enjoy ALL THAT PORTION C4
of MAIN ROOF of the said WING HING
INDUSTRIAL BUILDING (REAR BLOCK), No.14
Hing Yip Street, Kowloon, Hong Kong

就3個備忘錄的索價之 2002.5.28, 2013.4.25 及
2016.12.30日期註冊在土地登記處由記錄號碼
UB8692879, 13042600450151及17010400170106
分別而論！

and
IN THE MATTER of 3 Memoranda of Charge dated
28th May 2002, 25th April 2013 and 30th December
2016 respectively registered in the Land Registry by
Memorial Nos.UB8692879, 13042600450151 and
17010400170106 respectively



and
IN THE MATTER of Order 31 Rule 1 and Order 88
Rule 1 of the Rules of the District Court

本事件關於區域法院命令31規章1 及88規章

EQUAL PROPERTY MANAGEMENT LIMITED Plaintiff

and

TSOI HUNG CHU Defendant

附件2.

UPON THE APPLICATION of the Plaintiff by way of Originating Summons filed on 23rd January 2018

起訴人上面的起訴在2018年1月23日正式提出原訴傳票的應用。
以及上面原告初級律師的审讯和被告缺席存在。

AND UPON HEARING the Solicitors for the Plaintiff and the Defendant being absent

並且上面的解釋證實和梁冠明先生第2次支持原告提出的申請分別於，2021.12.24及2022.4.14存檔，貼示約定起源原訴傳票的占有人，由無確認執照的張沙何分別於2021.10.19, 2021.12.30, 2022.1.13, 2022.3.02及2022.4.20存檔。

AND UPON READING the Affirmation and 2nd Affirmation of Leung Koon Ming Raymond together with exhibits thereto in support of the Plaintiff's application filed herein on 24th December 2021 and 14th April 2022 respectively, Notice of Appointment to hear Originating Summons, Notice to Occupants, Certificate of No Acknowledgement of Service, all the aforesaid filed herein on 24th December 2021 and the Affirmations of Cheung Sai Ho filed herein on 19th October 2021, 30th December 2021, 13th January 2022, 2nd March 2022 and 20th April 2022 respectively

IT IS ORDERED that :-

1. 以早先的不動產權益人的權利和能力為條件，除非被告確實支付款項：

1. Subject to the rights and powers of the prior encumbrancers, unless the Defendant do make payment of :-

(i) the sum of HK\$790,138.00 being outstanding management fee

(i) HK790,138.00的總數作為2007.12.13到2021年12月到期的未償付的管理費，捐助專款，应付利息及律師費用應由被告支付給原告所述HK790,138.00總數在判決自2021.12.24為止；並且

for 13th December 2007 to December 2021, maintenance fund, contributions, accrued interest and legal costs due by the Defendant to the Plaintiff as at 23rd December 2021 together with interest on the said sum of HK\$790,138.00 at judgment rate from 24th December 2021 until payment; and

(ii) costs referred to in paragraph 9 below,

(ii) 費用成本在下面的9段，