

香港特別行政區
高等法院
原訟法庭

高院民事訴訟 2023 年第 1109 號

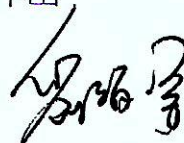
由

原告人 林哲民 (Lin Zhen Man)
及
第一被告人 宜高物業管理有限公司
梁冠明經理
第二被告人 鴻茂裝飾有限公司
陳恒發先生
第三被告人 物業管理業監管局
黃江天主席
第四被告人 香港申訴專員公署
趙慧賢女士專員

這是於 2023 年 9 月 14 日陳恒發的以非宗教方式誓章內展示並標記為
“CHF-1”的文件。

日期	敘述	頁數
26.07.2023	田土廳查冊之正確影印 本作為證明	14

在本人面前作出



Lau Hoi Fung
Solicitor, Hong Kong SAR
Messrs. Kenneth Lam, Solicitors

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

印製編號 PRINT CONTROL: ESN230912003287

“CAF-1”
印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 12/09/2023 10:28
查冊者姓名 / 名稱 NAME OF SEARCHER: CHAN SIU CHUNG
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 12/09/2023 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 12/09/2023.
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): A4413023

地段編號

LOT NO.: THE REMAINING PORTION OF KUN TONG INLAND LOT
NO. 83

批約 HELD UNDER: GOVERNMENT LEASE
年期 LEASE TERM: 21 YEARS RENEWABLE FOR 21 YEARS LESS 3
DAYS

開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1955
每年地稅 RENT PER ANNUM: -

土地註冊處 THE LAND REGISTRY
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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
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備註 REMARKS: ASSIGNMENT WITH PLANS PURSUANT TO AGREEMENT FOR SALE AND PURCHASE
MEM.NOS.1573106 & 2055781

LIN ZHEN MAN UB2387376 15/03/1983 07/04/1983 \$425,000.00 (PT.)

備註 REMARKS: ASSIGNMENT

TSOI HUNG CHU 07122103350015 13/12/2007 21/12/2007 \$2,000,000.00 (PT.)

蔡鴻珠

物業涉及的權轉
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
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UB1530417 23/05/1978 03/06/1978 LETTER OF CONSENT WITH PARTITION PLAN -

備註 REMARKS: FROM DIRECTOR OF PUBLIC WORKS TO MESSRS. RONALD WONG & CO.

UB1573106 05/09/1978 06/09/1978 AGREEMENT FOR SALE & PURCHASE RE REAR BLOCK AQUARELLE ENTERPRISES LIMITED \$42,000,000.00 (PT.)

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所佔地段份數
SHARE OF THE LOT: 7/2260

ADDRESS: FACTORY C4 ON 13TH FLOOR
WING HING INDUSTRIAL BUILDING
(REAR BLOCK)
NO.14 HING YIP STREET KOWLOON

地址: 九龍
興業街 14 號
永興工業大廈(後座)
13樓C4號廠房

備註
REMARKS: THE RENT IS \$33588 P.A. (KTIL 83)

NEW RENT UNDER CROWN LEASES ORDINANCE FROM 1/1/1982 IS PT. \$604 P.A. (P.E.2659)

業主資料

OWNER PARTICULARS

身分
(如非唯一擁有人)

業主姓名
NAME OF 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

CADPER COMPANY LIMITED	UB1449686	31/10/1977	21/11/1977	\$48,500,000.00
(1/2)				
MAI NING ENTERPRISES LIMITED				
(1/2)				
MAI NING ENTERPRISES LIMITED	UB1572492	14/08/1978	05/09/1978	-
LEUNG CHAM-SANG PETER	UB2192367	20/10/1981	08/01/1982	\$350,900.00 (PT.)

備註 REMARKS: ASSIGNMENT OF KTIL 83

備註 REMARKS: DEED OF PARTITION WITH PLAN OF KTIL 83 S.A & KTIL 83 R.P.

土地註冊處 THE LAND REGISTRY
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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
UB1866720	20/10/1979	01/05/1980	AGREEMENT FOR SALE AND PURCHASE WITH PLAN	YEUNG LIN FAT	\$350,900.00 (PT.)
				CHAN WAI FONG, BETTY	
				備註 REMARKS: BY AQUARELLE ENTERPRISES LIMITED	
UB2055780	27/03/1981	09/04/1981	CANCELLATION AGREEMENT	-	-
UB2055781	27/03/1981	09/04/1981	AGREEMENT FOR SALE AND PURCHASE WITH PLANS	LEUNG CHAM-SANG PETER	\$350,900.00 (PT.)
				備註 REMARKS: BY AQUARELLE ENTERPRISES LIMITED SEE ASSIGNMENT MEM. NO. 2192367	
UB2164275	29/10/1981	09/11/1981	DEED OF COVENANT WITH PLAN	-	-
UB2164278	29/10/1981	09/11/1981	DEED OF MUTUAL COVENANT	-	-
UB2192368	20/11/1981	08/01/1982	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	HANG SENG BANK LIMITED	\$360,000.00 (PT.)
UB2387375	15/03/1983	07/04/1983	REASSIGNMENT	-	-

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UB2399573	23/04/1983	05/05/1983	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	THE HONGKONG AND SHANGHAI BANKING CORPORATION	- (PT.)
06082201310306	17/08/2006	22/08/2006	RELEASE		-
UB7461795	05/02/1998	23/04/1998	ORDER NO. INVO 19/K/98 UNDER SEC. 26A OF THE BUILDINGS ORDINANCE		-
UB7855041	23/06/1999	27/08/1999	LETTER OF COMPLIANCE		-
UB88692879	28/05/2002	01/06/2002	MEMORANDUM OF CHARGE		-
UB9014182	09/07/2003	02/10/2003	A SEALED COPY CHARGING ORDER : NOTICE TO SHOW CAUSE	LIN ZHEN MAN TRADING AS YET CHONG ELECTRIC CO. (ENGLISH TRANSLITERATION) "THE PLAINTIFF"	-
				PACIFIC INSURANCE COMPANY LIMITED (ENGLISH TRANSLITERATION) "THE 1ST DEFENDANT"	-

備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL

備註 REMARKS: BY THE BUILDING AUTHORITY RE COMMON AREA INCLUDING CARPARK BARRIER & THE EXTERIOR OF THE BUILDING

備註 REMARKS: BY EQUAL PROPERTY MANAGEMENT LIMITED

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HONG TAI YUEN LIMITED "THE 2ND DEFENDANT"

THE WHARF (HOLDINGS) LIMITED "THE FORMER 2ND DEFENDANT"

備註 REMARKS: H.C.P.I. ACTION NO. HCPI 521/2001

UB9014199 17/09/2003 02/10/2003 A SEALED COPY CHARGING ORDER ABSOLUTE

LIN ZHEN MAN TRADING AS YET CHONG ELECTRIC CO. (ENGLISH TRANSLITERATION) "THE PLAINTIFF"

PACIFIC INSURANCE COMPANY LIMITED (ENGLISH TRANSLITERATION) "THE 1ST DEFENDANT"

HONG TAI YUEN LIMITED "THE 2ND DEFENDANT"

THE WHARF (HOLDINGS) LIMITED "THE FORMER 2ND DEFENDANT"

備註 REMARKS: H.C.P.I. ACTION NO. HCPI 521/2001

07051500450012 26/04/2007 15/05/2007 A SEALED COPY OF A CHARGING ORDER; NOTICE TO SHOW CAUSE

LIN ZHEN MAN

林哲民

(第一申請人 (第一判定債務人))

土地註冊處 THE LAND REGISTRY
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				MA MAN HO 馬文豪 (第二申請人 (第二判定債務人))	
				區文浩 (第一答辯人 (第一判定債權人))	
				林秉恩 (第二答辯人 (第二判定債權人))	
				備註 REMARKS: IN LDEM NO. 220 OF 2005	
07120502670015	21/11/2007	05/12/2007	A SATISFACTION CERTIFICATE		
				備註 REMARKS: IN LDEM NO. 220 OF 2005	
07071800220025	26/06/2007	18/07/2007	A SEALED COPY OF A CHARGING ORDER ABSOLUTE	LIN ZHEN MAN 林哲民 (第一申請人 (第一判定債務人))	

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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
				MA MAN HO 馬文豪 (第二申請人 (第二判定債務人))	
				區文浩 (第一答辯人 (第一判定債權人))	
				林秉恩 (第二答辯人 (第二判定債權人))	
				備註 REMARKS: IN LDBM NO. 220 OF 2005	
07120502670015	21/11/2007	05/12/2007	A SATISFACTION CERTIFICATE		
				備註 REMARKS: IN LDBM NO. 220 OF 2005	
07092801500092	14/09/2007	28/09/2007	蓋印副本押記令 : 着令提出 反對因由通知書	永興工業大廈13/F C-2, C-3, C-4, C-8, C-9, C-10, C-11 業主/使用者 (原告人)	

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-				鍾偉生 (第一申請人)	
-				LAU SHUN CHOR (第二申請人)	
-				林哲民 (LIN ZHEN MAN) (第三申請人/上訴人)[判定債務人]	
-				蔡育哲 (第四申請人)	
-				環球線業有限公司 (GLOBAL EMBROIDERY THREAD LIMITED) (第五申請人/上訴人)	
-				劉偉泉 (LAU WAI CHUEN) (第六申請人)	
-				馬文豪 (MA MAN HO) (第七申請人/上訴人)	
-				永興工業大廈業主委員會主席駱韋希 (第一被告人)[第一答辯人][第一判定債權人]	
-				永興工業大廈業主委員會司庫葉卓雄 (第二被告人)[第二答辯人][第二判定債權人]	

土地註冊處 THE LAND REGISTRY
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物業涉及的轉轄
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
07120300460094	27/11/2007	03/12/2007	蓋印副本命令	永興工業大廈業主委員會徐鐵飛 (第三被告) 人][第三答辯人][第三判定債權人] 永興工業大廈業主委員會劉皓倫 (第四被告) 人][第四答辯人][第四判定債權人] 永興工業大廈業主委員會李志輝 (第五被告) 人][第五答辯人][第五判定債權人] 觀塘民政事務處主任張耀光 (第六被告人)[第六 答辯人]	-
08012301260127	19/01/2008	23/01/2008	SEALED COPY AMENDED WRIT OF SUMMONS	備註 REMARKS: 土地審裁處建築物管理申請編號 2002 年第 61 號 DISCHARGED BY MEM. NO. 07120300460094 備註 REMARKS: 土地審裁處建築物管理申請編號 2002 年第 61 號 TO DISCHARGE MEM. NO. 07092801500092 永興工業大廈業主委員會主席駱韋希 (第一原告人) 永興工業大廈業主委員會司庫葉卓雄 (第二原告人)	-

土地註冊處 THE LAND REGISTRY
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印製編號 PRINT CONTROL: ESNZ30912003287

物業涉及的膠轉
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
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- 永興工業大廈業主委員會委員徐鐵飛
(第三原告人)

- 永興工業大廈業主委員會委員劉皓倫
(第四原告人)

- 永興工業大廈業主委員會委員李志輝
(第五原告人)

LIN ZHEN MAN
林哲民
(第一被告人)

TSOI HUNG CHU
蔡鴻珠
(第二被告人)

備註 REMARKS: IN HCA 110/2008
AS AMENDED ON 21/1/2008

08022700540025 26/02/2008 27/02/2008 SEALED COPY ORIGINATING HONG TAI YUEN LIMITED (FORMERLY AS THE WHARF
SUMMONS (HOLDINGS) LTD.)

(PLAINTIFF)

TSOI, HUNG CHU
蔡鴻珠

(DEFENDANT)

備註 REMARKS: (DOMP 546/2008)

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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
08081800620032	26/06/2008	18/08/2008	SEALED COPY OF THE ORDER	HONG TAI YUEN LIMITED (FORMERLY AS THE WHARF (HOLDINGS) LTD.)	-
				(PLAINTIFF)	
				TSOI, HUNG CHU 蔡鴻珠 (1ST DEFENDANT)	
				LIN ZHEN MAN 林哲民 (2ND DEFENDANT)	
				備註 REMARKS: DOMP 546/2008	
13042600450151	25/04/2013	26/04/2013	MEMORANDUM OF CHARGE		-
				備註 REMARKS: BY EQUAL PROPERTY MANAGEMENT LIMITED	
23081700480015	19/06/2023	17/08/2023	MEMORANDUM OF DISCHARGE		-
15042200730091	21/05/2014	22/04/2015	ORDER NO. UBCSI/03-20/0085/11 UNDER SECTION 24 (1) OF THE BUILDINGS ORDINANCE WITH PLAN		-
				備註 REMARKS: BY THE BUILDING AUTHORITY	

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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
17010400170106	30/12/2016	04/01/2017	MEMORANDUM OF CHARGE	-	-
			備註 REMARKS: BY EQUAL PROPERTY MANAGEMENT LIMITED		
23081700480015	19/06/2023	17/08/2023	MEMORANDUM OF DISCHARGE	-	-
18083100270038	29/08/2018	31/08/2018	MEMORANDUM OF CHARGE	-	-
			備註 REMARKS: BY EQUAL PROPERTY MANAGEMENT LIMITED		
23081700480015	19/06/2023	17/08/2023	MEMORANDUM OF DISCHARGE	-	-
20072902240016	19/06/2018	29/07/2020	CERTIFICATE UNDER S. 33 OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: BY THE BUILDING AUTHORITY		
23070300790194	26/06/2023	03/07/2023	MEMORIAL OF SATISFACTION UNDER S. 33(10) OF THE BUILDINGS ORDINANCE	-	-
20112601250135	14/10/2020	26/11/2020	CLARIFICATION LETTER RELATING TO ORDER NO. "UBCSI/03-20/0085/11"	-	-

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21111702610016	09/11/2021	17/11/2021	A SEALED COPY OF CHARGING ORDER: NOTICE TO SHOW CAUSE	蔡鴻珠授權林哲民 (TSOI HUNG CHU) (蔡鴻珠) (申請人)	-
23071100220034	07/07/2023	11/07/2023	A SATISFACTION CERTIFICATE 備註 REMARKS:HCAL 599 OF 2018	屋宇署建築事務監督 (建議答辯人)	-
22010400690017	03/12/2021	04/01/2022	A SEALED COPY OF CHARGING ORDER ABSOLUTE 備註 REMARKS:HCAL NO. 599 OF 2018	蔡鴻珠授權林哲民 (TSOI HUNG CHU) (蔡鴻珠) (申請人)	-
				屋宇署建築事務監督 (建議答辯人)	-

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23071100220034	07/07/2023	11/07/2023	A SATISFACTION CERTIFICATE	-	-
			備註 REMARKS: HCAL NO. 599 OF 2018		
22060700550010	27/04/2022	07/06/2022	SEALED COPY ORDER	EQUAL PROPERTY MANAGEMENT LIMITED (PLAINTIFF) TSOI HUNG CHU (DEFENDANT)	-
			備註 REMARKS: HCAL NO. 599 OF 2018		
23051200450011	26/04/2023	12/05/2023	MEMORANDUM OF AGREEMENT FOR SALE BY PUBLIC AUCTION WITH PLAN	NEW HOPE PROPERTIES LIMITED	\$4,550,000.00
			備註 REMARKS: BY EQUAL PROPERTY MANAGEMENT LIMITED		

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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
23071300220027	19/06/2023	13/07/2023	ASSIGNMENT	NEW HOPE PROPERTIES LIMITED 新康置業有限公司	\$4,550,000.00
23081700480027	19/06/2023	17/08/2023	MEMORANDUM OF PARTIAL DISCHARGE	-	-

(中止註冊 REGISTRATION WITHHELD)

***** 登記冊末端 END OF REGISTER *****