

HCA1109/2023

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


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

此為張定康於 2023 年 11 月 27 日宣誓的誓章中的附件。

日期	附件號	文件	頁數
23/1/18、 19/10/21 及 26/8/21	“CTH-1”	原訴傳票、誓章及物業查冊	18

在本人面前作出


Kuan Man Chun
Solicitor, Hong Kong SAR.
Tsang, Chan & Woo, Solicitors & Notaries

鍾沛林律師行

Claim nature :

A. Mixed claim

B. Mortgage action (under O88 of the rules of District Court (Cap.336H))

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.

DCMP 254/2018

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

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

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



EQUAL PROPERTY MANAGEMENT LIMITED

Plaintiff

and

TSOI HUNG CHU

Defendant

ORIGINATING SUMMONS

To the Defendant Tsoi Hung Chu of Factory C4, 13th Floor, Wing Hing Industrial Building (Rear Block), No.14 Hing Yip Street, Kwun Tong, Kowloon, Hong Kong

Let the Defendant, within (14 days) after service of this Originating Summons on them, counting the day of service, return the accompanying Acknowledgment of Service to the Registry of the District Court.

By this Summons, which is issued on the application of the Plaintiff, EQUAL PROPERTY MANAGEMENT LIMITED, whose registered office is situate at Room 2702, 27/F., Wealth Commercial Centre, No.48 Kwong Wa Street, Mongkok, Kowloon Hong Kong, the Plaintiff claims against the Defendant for the following reliefs or seek the determination of the Court on the following questions, namely:-

1. An Order for sale 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 (collectively "the Property") pursuant to and by virtue 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 (collectively "the Memoranda of Charge") with such directions as to effecting the sale as the Court may deem fit unless the Defendant do pay all management fee and other costs/charges/interest/contributions/maintenance fund accrued and to be accrued and/or payable under the Deed of Mutual Covenant dated 29th October 1981 registered in the Land Registry by Memorial No.UB2164278 ("the DMC") since September 2001 up to the date of full payment.

2. An Order that the Defendant do deliver up vacant possession of the Property to the Plaintiff;

3. An Order that the Plaintiff's Solicitors shall have conduct of the sale of the Property at market price by privy treaty or public auction and be entrusted

to execute the Order to be made herein including distribution of sale proceeds as ordered with costs;

4. An Order that an enquiry be taken as to whether there are any and if any, what other liens charges or encumbrances upon the Property or upon any part or parts thereof are and what their priorities are and what is due on account thereof;

5. An Order that unless otherwise agreed by the parties interested therein, the proceeds of sale of the Property, after payments of all the proper costs charges and expenses incurred in connection with the said sale and/or pursuant to the Order to be made herein and after payment to any encumbrancers (if any) who have a prior interest in the Property than the Plaintiff, shall be paid to the Plaintiff and by way of enforcement of the Memoranda of Charge for the Plaintiff's use in satisfaction of all arrears of management fee, contributions, maintenance fund, charges, legal costs and accrued interest due to the Plaintiff under the DMC and the costs of these proceedings and all other sum(s) which the court may order the Defendant to pay, and that any balance if any shall be paid into Court to the credit of this action subject to further order;

6. An Order that the Defendant do such acts or things necessary for the transfer of their legal title and beneficial interest in the Property to the purchaser thereof, and in default of the Defendant so doing the Registrar of the District Court or such other person as the Court thinks fit shall execute the necessary

conveyance or assignment to give effect to this Order;

7. Further and/or other relief; and

8. Costs of and occasioned by this Action, including the costs of execution and of carrying the order for sale into effect, be paid by the Defendant to the Plaintiff pursuant to Clauses 6(a) and 6(c)(i) of the DMC or as the Court deems fit, and be added to the amounts owing by the Defendant to the Plaintiff.

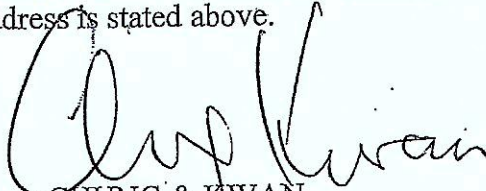
The reliefs sought herein do fall within the jurisdiction of the District Court in Sections 32 and 35 of the District Court Ordinance, Cap.336 as the claim herein does not exceed HK\$1,000,000.00 and the annual rent or the rateable value or the annual value of the Property does not exceed HK\$240,000.00 respectively.

If the Defendant does not acknowledge service, such Judgment may be given or order made against or in relation to them as the Court may think just and expedient.

Dated the 23rd day of January 2018

Registrar

This Summons was taken out by Messrs. Chung & Kwan, Solicitors of 14th Floor, Tung Yip Commercial Building, 244-252 Des Voeux Road Central, Hong Kong, Solicitors for the Plaintiff whose address is stated above.


CHUNG & KWAN
Solicitors for the Plaintiff

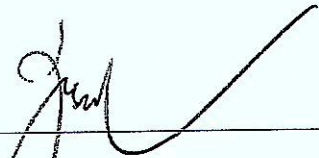
Note: This Summons may not be served later than 12 calendar months beginning with the above date unless renewed by order of the Court.

IMPORTANT

Directions for Acknowledgment of Service are given with the accompanying form.

STATEMENT OF TRUTH

I, LEUNG KOON MING RAYMOND, Director of the Plaintiff,
believe that the facts stated in this Originating Summons are true.



LEUNG KOON MING RAYMOND
Director of the Plaintiff
Date: 15 JAN. 2018

DCMP 259 / 2018

IN THE DISTRICT COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
MISCELLANEOUS PROCEEDINGS NO. 259 OF 2018

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

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

BETWEEN

EQUAL PROPERTY MANAGEMENT LIMITED Plaintiff

and

TSOI HUNG CHU

Defendant

ORIGINATING SUMMONS

Filed this 27th day of January 2018.

CHUNG & KWAN,
SOLICITORS FOR THE PLAINTIFF
14th Floor, Tung Yip Commercial Building,
244-252 Des Voeux Road Central,
Hong Kong.
Tel : 2543 3011 Fax : 2815 3571
Ref : CPL/92549/16/BMO/FN

For Filing

for Pl: CSH: 1st: 11/10/2021

DCMP 254/2018

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

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

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

BETWEEN

EQUAL PROPERTY MANAGEMENT LIMITED

Plaintiff

and

TSOI HUNG CHU

Defendant

AFFIRMATION OF SERVICE OF CHEUNG SAI HO

I, CHEUNG SAI HO of 14th Floor, Tung Hip Commercial Building, 244-252 Des Voeux Road Central, Hong Kong, clerk to Messrs. Chung & Kwan, Solicitors for the Plaintiff, do solemnly, sincerely and truly affirm and say as follows: -

1. I did on Wednesday, the 24th day of January 2018, serve on the Defendant TSOI HUNG CHU (“the said Defendant”) with a sealed copy of the Originating Summons filed herein the 23rd day of January 2018 (“the said Originating Summons”) by inserting the same through the Letter-Box enclosed in a sealed envelope duly and properly addressed to the said Defendant at Factory C4, 13th Floor, Wing Hing Industrial Building, 14 Hing Yip Street, Kwun Tong, Kowloon, Hong Kong (“the said Premises”), being the last known address of the said Defendant. There is now produced and shown to me marked exhibit “CSH-1-1” a copy of the covering letter dated the 23rd day of January 2018.

2. I did also on the same day post up another sealed copy of the said Originating Summons in a conspicuous place at the main entrance at the said Premises.

3. The said Originating Summons was duly sealed with the seal of the District Court of the Hong Kong Special Administrative Region out of which it was issued and accompanied by (i) the Acknowledgement of Service of Originating Summons in Form No.15 in triplicate; and (ii) the Notes for Guidance and Directions for Acknowledgement of Service.

4. In the opinion of the Plaintiff, the said Originating Summons inserted through the letter-box aforesaid will have to come to the knowledge of the said Defendant within 7 days thereafter.

And I solemnly and sincerely affirm that the contents of this Affirmation are true.



CHEUNG SAI HO

AFFIRMED at Courts of Justice
Hong Kong SAR

this 19th day of October ²⁰²¹~~2020~~.

Before me,

NG Chui-shan
Commissioner for Oaths
Judiciary

This Affirmation is filed on behalf of the Plaintiff.

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

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

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

BETWEEN

EQUAL PROPERTY
MANAGEMENT LIMITED

Plaintiff

and

TSOI HUNG CHU

Defendant

**AFFIRMATION OF SERVICE OF
CHEUNG SAI HO**

Filed this 19th day of October 2021.

CHUNG & KWAN,
SOLICITORS FOR THE PLAINTIFF
14th Floor, Tung Hip Commercial Building,
244-252 Des Voeux Road Central,
Hong Kong.
Tel : 2543 3011 Fax : 2815 3571
Ref : CPL/92549/16/BMO/FN

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

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

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

BETWEEN

EQUAL PROPERTY MANAGEMENT LIMITED

Plaintiff

and

TSOI HUNG CHU

Defendant

This is the exhibit marked "CSH-1-1" referred to in the Affirmation of Service of
Cheung Sai Ho affirmed herein on 19th day of October 2021.

<u>Date</u>	<u>Description</u>	<u>Exhibit marked</u>	<u>No. of sheet(s)</u>
24.01.2018	a copy of the covering letter	"CSH-1-1"	-1-

Before me

*Commissioner for Oaths
Judiciary*

Messrs. Chung & Kwan,
Solicitors for the Plaintiff.

鍾沛林律師行 CHUNG & KWAN, SOLICITORS

NOTARY PUBLIC, AGENTS FOR TRADE MARKS & PATENTS

ESTABLISHED 1981

Principals:

*+ @	Mr. Chung Pui Lam	鍾沛林律師	2543 7808
@	Mr. Chan Chi Wah	陳志華律師	2852 9620
*+ @	Ms. Chung Ching May	鍾靖薇律師	2852 9645
+ @	Ms. Kwan Suet Man	關雲雯律師	2852 9644
@	Ms. Tong Yuk Chun	湯玉珍律師	2852 9618

Consultants:

Mr. Fung Ping Cheung	馮炳祥律師	2545 1216
Mr. Ng Kai Fan Frankie	伍啟帆律師	2852 9616
Mr. Lam Yau Yee	林有義律師	2852 9641

Associates:

Ms. Siu Man Ting Veronica	蕭敏婷律師	2852 9636
Mr. Li Ngo	李邀律師	2852 9616
Mr. Chan Ka Lok	陳家樂律師	2852 9642
Ms. Lee Lai Wa	李麗華律師	2852 9616
Mr. Li Arthur Ming Hang	李銘亨律師	2852 9636

Registered Foreign Lawyer :

Mr. Zhang Kang Feng	張康峰律師	2852 9643
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(P.R.C. Lawyer 中華人民共和國律師)

14/F., Tung Hip Commercial Building, 244-252 Des Voeux Road Central, Hong Kong
香港德輔道中 244-252 號東協商業大廈十四樓

Tel. 電話 : 2543 3011 Fax 傳真: 2815 3571
E-mail 電郵 : office@chungandkwan.com

* Notary Public 國際公証人 + China-Appointed Attesting Officer 中國委託公証人 • Justice of the Peace 太平紳士 @ Civil Celebrant of Marriages 婚姻監禮人

Our Ref : CPL/92549/16/BMO/FN
(Contact Person : Mr. Ernest Au)

Your Ref :

Date : 24 JAN 2018

TSOI HUNG CHU,
Factory C4,
13th Floor,
Wing Hing Industrial Building,
14 Hing Yip Street,
Kwun Tong,
Kowloon,
Hong Kong.

BY INSERTING LETTER-BOX

Dear Sir,

Re: DCMP 254/2018

We act for EQUAL PROPERTY MANAGEMENT LIMITED, the Plaintiff in the captioned proceedings.

We enclose herewith, by way of service on you, a sealed copy of the Originating Summons filed on 23th January 2018 in respect of the said proceedings.

You are hereby notified that you have 14 days upon the service of this Originating Summons to return the Acknowledgment of Service to the District Court Registry.

Please read carefully the contents of the explanatory note which show you when and how you should fill in the Acknowledgment of Service.

Yours faithfully,

Encl.
FN/ea
c.c. client

92549.let.service.o.s

View PROPERTY PARTICULARS
View OWNER PARTICULARS
View INCUMBRANCES
View DEEDS PENDING REGISTRATION

Appendix V

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

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 26/08/2021 16:24
查冊者姓名 NAME OF SEARCHER: Citiland
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 26/08/2021 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 26/08/2021.

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: -

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

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
CADPER COMPANY LIMITED	TENANT IN COMMON (1/2)	UB1449686	31/10/1977	21/11/1977	\$48,500,000.00
MAI NING ENTERPRISES LIMITED	TENANT IN COMMON (1/2)				
備註 REMARKS: ASSIGNMENT OF KTIL 83					
MAI NING ENTERPRISES LIMITED		UB1572492	14/08/1978	05/09/1978	-
備註 REMARKS: DEED OF PARTITION WITH PLAN OF KTIL 83 S.A & KTIL 83 R.P.					
LEUNG CHAM-SANG PETER		UB2192367	20/10/1981	08/01/1982	\$350,900.00 (PT.)
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 蔡鴻珠		07122103350015 ASSIGNMENT	13/12/2007	21/12/2007	\$2,000,000.00 (PT.)

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
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.)
UB1866720	20/10/1979	01/05/1980	AGREEMENT FOR SALE AND PURCHASE WITH PLAN	YEUNG LIN FAT CHAN WAI FONG, BETTY	\$350,900.00 (PT.)
			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 HANG SENG BANK LIMITED BANKING FACILITIES	-	\$360,000.00 (PT.)
UB2387375	15/03/1983	07/04/1983	REASSIGNMENT	-	-
UB2399573	23/04/1983	05/05/1983	MORTGAGE TO SECURE GENERAL THE HONGKONG AND SHANGHAI BANKING FACILITIES	BANKING CORPORATION	- (PT.)
			備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL		
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	-	-
			備註 REMARKS: BY THE BUILDING AUTHORITY RE COMMON AREA INCLUDING CARPARK BARRIER & THE EXTERIOR OF THE BUILDING		
UB7855041	23/06/1999	27/08/1999	LETTER OF COMPLIANCE	-	-
UB8692879	28/05/2002	01/06/2002	MEMORANDUM OF CHARGE	-	-
			備註 REMARKS: BY EQUAL PROPERTY MANAGEMENT LIMITED		
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" 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	

ZND DEFENDANT"

THE WHARF (HOLDINGS)
LIMITED "THE FORMER ZND
DEFENDANT"

備註 REMARKS: H.C.P.I. ACTION NO. HCEI 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))
-
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

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))
-
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)
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]
-
永興工業大廈業主委員會委員徐鐵飛
(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委員劉皓倫
(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委員李志輝
(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]

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

07120300460094 27/11/2007 03/12/2007 蓋印副本命令

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

08012301260127 19/01/2008 23/01/2008 SEALED COPY AMENDED WRIT
OF SUMMONS

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)

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
SUMMONS

HONG TAI YUEN LIMITED
(FORMERLY AS THE WHARF
(HOLDINGS) LTD.)

(PLAINTIFF)

TSOI, HUNG CHU

蔡鴻珠

(DEFENDANT)

備註 REMARKS: (DCMP 546/2008)

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: DCMP 546/2008

13042600450151 25/04/2013 26/04/2013 MEMORANDUM OF CHARGE

備註 REMARKS: BY EQUAL PROPERTY MANAGEMENT LIMITED

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

17010400170106 30/12/2016 04/01/2017 MEMORANDUM OF CHARGE

備註 REMARKS: BY EQUAL PROPERTY MANAGEMENT LIMITED

18083100270038 29/08/2018 31/08/2018 MEMORANDUM OF CHARGE

備註 REMARKS: BY EQUAL PROPERTY MANAGEMENT LIMITED

20072902240016 19/06/2018 29/07/2020 CERTIFICATE UNDER S. 33 OF -
THE BUILDINGS ORDINANCE

備註 REMARKS: BY THE BUILDING AUTHORITY

20112601250135 14/10/2020 26/11/2020 CLARIFICATION LETTER

RELATING TO ORDER NO.
"UBCSI/03-20/0085/11"

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
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***** 無 NIL *****

***** 登記冊末端 END OF REGISTER *****