

MEMORIAL of an instrument to be registered in the Land Registry
under the Land Registration Ordinance
依據土地註冊條例在土地註冊處註冊的文書之註冊摘要



註冊摘要編號
Memorial No.:
11101801100035

接獲日期
(日/月/年)
Received On
(DD/MM/YYYY):
18/10/2011

Solicitors Code of lodging firm 交付文書律師行的律師代號 00053802	Registration Fee 註冊費用	Please tick the appropriate box 請選擇合適方格	Other (please specify) 其他 (請註明)
	\$210	<input checked="" type="checkbox"/> \$230 <input type="checkbox"/> \$450 <input type="checkbox"/> \$1000 <input type="checkbox"/> \$2000	\$
Nature and object of the instrument 文書的性質及目的 Modification Letter with plan (in duplicate)			

Property Reference Number (if any) 物業參考編號 (如有的話)
(1)C6152167 (2)C5273684

Address (if applicable; including the address in the Chinese language, if known) 地址 (如適用, 包括所知悉的中文地址)

Undivided Shares (if any) 所佔的不分割份數 (如有的話)

Lot Number(s) 地段編號
Section B of Kowloon Inland Lot No. 2454
The Remaining Portion of Kowloon Inland Lot No. 2454

Date of instrument 文書日期	13 / 10 / 2011 Day 日 / Month 月 / Year 年	Consideration 代價 HK\$ 1,000.00
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Names of parties (including the names in the Chinese language, if known) 各方的姓名或名稱 (包括所知悉的中文姓名或名稱)	In case of change of ownership, please specify Identification Numbers of parties (identity Card No./Travel Document No./Company No./etc.) 如涉及業權轉變, 請註明各方的身分識別號碼(身分證號碼、旅行證件號碼、公司編號等)	Status of parties (Assignor/Assignee/ etc.) 各方的身分 (出讓入、受讓入等)	Respective shares in, and capacities in relation to, the premises 各方在處所的各別份數和身分
The Government of the Hong Kong Special Administrative Region by the District Lands Officer/Kowloon West The Baptist Convention of Hong Kong (Formerly known as The United Hong Kong Christian Baptist Churches Association)		Registered Owner	

Memorial number (including district code identifier, if applicable) of transaction satisfied 被交付的文書之註冊摘要編號 (包括地區標識代號, 如適用)	Stamp Office Instrument Reference No. 印花稅署文書編號	Stamp Duty 印花稅 \$
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On this 17th day of October 2011, I (name) Ellen CHEUNG
於 20 年 月 日, 本人 (姓名)
(rank) Land Conveyancing Officer, a public officer duly authorised by the
(職級) 為
(head of department) Director of Lands, hereby certify that the foregoing Memorial contains a just
(部門首長) 授權的公職人員, 在此核實上述註冊摘要, 是錄載其內所列
and true account of the several particulars therein set forth as required by the Land Registration Regulations.
各項詳情的確實真實敘述, 以符合《土地註冊規例》的規定。

BY RECORDED DELIVERY

DISTRICT LANDS OFFICE, KOWLOON WEST
10th Floor,
Yau Ma Tei Carpark Building,
250 Shanghai Street,
Yau Ma Tei, Kowloon.

13 October 2011

The Baptist Convention of Hong Kong
(Formerly known as The United Hong Kong
Christian Baptist Churches Association)
8/F., 47-51 Shan Tung Street, Mongkok,
Kowloon, Hong Kong.

Dear Sirs,

Section B of Kowloon Inland Lot No. 2454
The Remaining Portion of Kowloon Inland Lot No. 2454

I have to inform you that in consideration of your payment to the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government") of a premium of HK\$1,000.00 (the receipt whereof is hereby acknowledged), the Government has approved a modification of the Conditions of Sale No. UB2925 (hereinafter referred to as "the Conditions"), under which the above-mentioned lot is held, in the manner hereinafter appearing subject to the following conditions and to your acceptance thereof in the manner stated in the second paragraph hereof :-

(1) With effect from the date of this letter :-

(A) the following Special Conditions shall be deemed to be added to the Conditions as Special Condition Nos. 11, 12, 13, 14, 15, 16, 17, 18 and 19 :-

"11. In addition to the terms and conditions hereinbefore contained, the Purchaser may erect and maintain upon the Lot non-profit making schools and a non-profit making post secondary education institution (hereinafter referred to as "the Schools" and "the Post Secondary Education Institution" respectively) with such class organization as shall be approved by the Permanent Secretary for Education (hereinafter referred to as "the Permanent Secretary").



12. No religious use shall be permitted within the school hall erected or to be erected on the Lot except outside the operation hours of the Schools and the Post Secondary Education Institution in all respects to the satisfaction of the Permanent Secretary.
13. Any building or buildings erected or to be erected on the Lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation.
14. No building or buildings may be erected on the Lot or any part thereof nor may any development or use of the Lot or any part thereof, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation.
15. Sufficient spaces shall be provided for the lay-bys for the picking up and setting down of passengers from buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (other than buses in respect of which a franchise is in force under the Public Bus Services Ordinance, any regulations made thereunder and any amending legislation) in all respects to the satisfaction of the Commissioner for Transport (hereinafter referred to as "the Commissioner").
16. Sufficient spaces shall be provided for the parking, waiting and manoeuvring of motor vehicles and the buses as referred to in Special Condition No. 15 hereof licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (other than buses in respect of which a franchise is in force under the Public Bus Services Ordinance, any regulations made thereunder and any amending legislation) in all respects to the satisfaction of the Commissioner.

17. The Purchaser shall have no right of ingress or egress to or from the Lot for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan marked "PLAN A" annexed hereto or at such other points as may be approved in writing by the Director of Lands (hereinafter referred to as "the Director"). Upon development or redevelopment of the Lot, a temporary access for construction vehicles into the Lot may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Purchaser shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.

18. The Purchaser shall, upon request of the Director, within such time limit as may be imposed by the Director and at his own expense and in all respects to the satisfaction of the Director provide remedial measures and carry out necessary works for the improvement of free-to-air television signal reception if it is adversely affected by any building or buildings erected or to be erected on the Lot or any part thereof. The decision of the Director as to whether the free-to-air television signal reception has been adversely affected shall be final and binding on the Purchaser.

19. The Purchaser shall within 6 calendar months from the 13th day of October 2011 submit a traffic impact assessment with appropriate traffic measures or proposals to the Commissioner for his approval in writing and shall implement the approved traffic measures or proposals at his own expense and in all respects to the satisfaction of the Commissioner."

(B) the plan marked "PLAN A" annexed hereto shall be deemed to be included in and shall form part of the Conditions; and

- (C) all references in the Conditions to "the Director of Public Works" shall at all times be read and construed as references to "the Director of Lands".
- (2) Except as hereby modified, all the terms and conditions contained in the Conditions shall remain in full force and effect.
- (3) You shall, if required by the Director of Lands so to do, execute a formal Agreement incorporating all the conditions herein contained in such form as he may require.
- (4) The condition of re-entry on the breach, non-observance or non-performance of any of the terms and conditions contained in the Conditions shall extend to the breach, non-observance or non-performance of any of the Special Conditions set out above and any of the foregoing conditions.

If the foregoing conditions are acceptable to you, I shall be glad if you will signify your acceptance by executing, under seal in accordance with your Articles of Association, the docket on (a) both copies of this letter; and (b) both copies of the plan marked "PLAN A" annexed hereto. Your execution must be duly witnessed. After execution, please return to me (a) both copies of this letter; and (b) both copies of the said plan together with a certified copy of a resolution of your Board of Directors whereby authority is given to the affixing of your Common Seal hereto and to the said plan, whereupon this letter and the said plan will be registered by Memorial in the Land Registry. On completion the original of this letter and the said plan will be returned to you for retention. You may attach it for record purpose to the other land documents in your possession.

Yours faithfully,



LAI Kai-tai, John

District Lands Officer/Kowloon West

c.c. CRV

We hereby agree to and accept the foregoing conditions.

[Handwritten signature]

FAN, WING KEI
Hon. Secretary

[Handwritten signature]

LAU, MAN HIN
2nd Vice President

[Handwritten signature]

(Signature and name in block letters) TSANG KA KAU

Witness :

[Handwritten signature]

(Seal of The Baptist Convention of Hong Kong (Formerly known as The United Hong Kong Christian Baptist Churches Association) and signatures and names in block letters of its attesting officers and description of their offices)

TONG, ERIC WINGKUN
President

Address : G/F, 70 DO TUNG ROAD,
SAI KUNG, N.T.,
HONG KONG.

[N.B. You are required to note that pursuant to the provisions of the Land Registration Ordinance and the Regulations made thereunder the personal data contained in this Modification Letter will appear in the land register(s)/record(s) of the Land Registry to facilitate the orderly conduct of land transaction and to provide the most up-to-date information to searchers.]



註冊摘要編號 Memorial No.:
11101801100036

本文書於2011年10月18日在土地註冊處
以上述註冊摘要編號註冊。

This instrument was registered in the
Land Registry by the above Memorial
No. on 18 October 2011.

Nip Hui Fan
土地註冊處處長
Land Registrar

DISTRICT LANDS OFFICE
KOWLOON WEST

LANDS DEPARTMENT



Signature

THE LANDS OFFICER

Signature

LAI KA-HAI, JLM

Signature

Witness to the execution above by

The Baptist Convention of Hong Kong
(Formerly known as The United Hong Kong
Christian Baptist Churches Association)
and Signature(s) of its Attesting Officer(s)

Signature

Witness to the execution above by

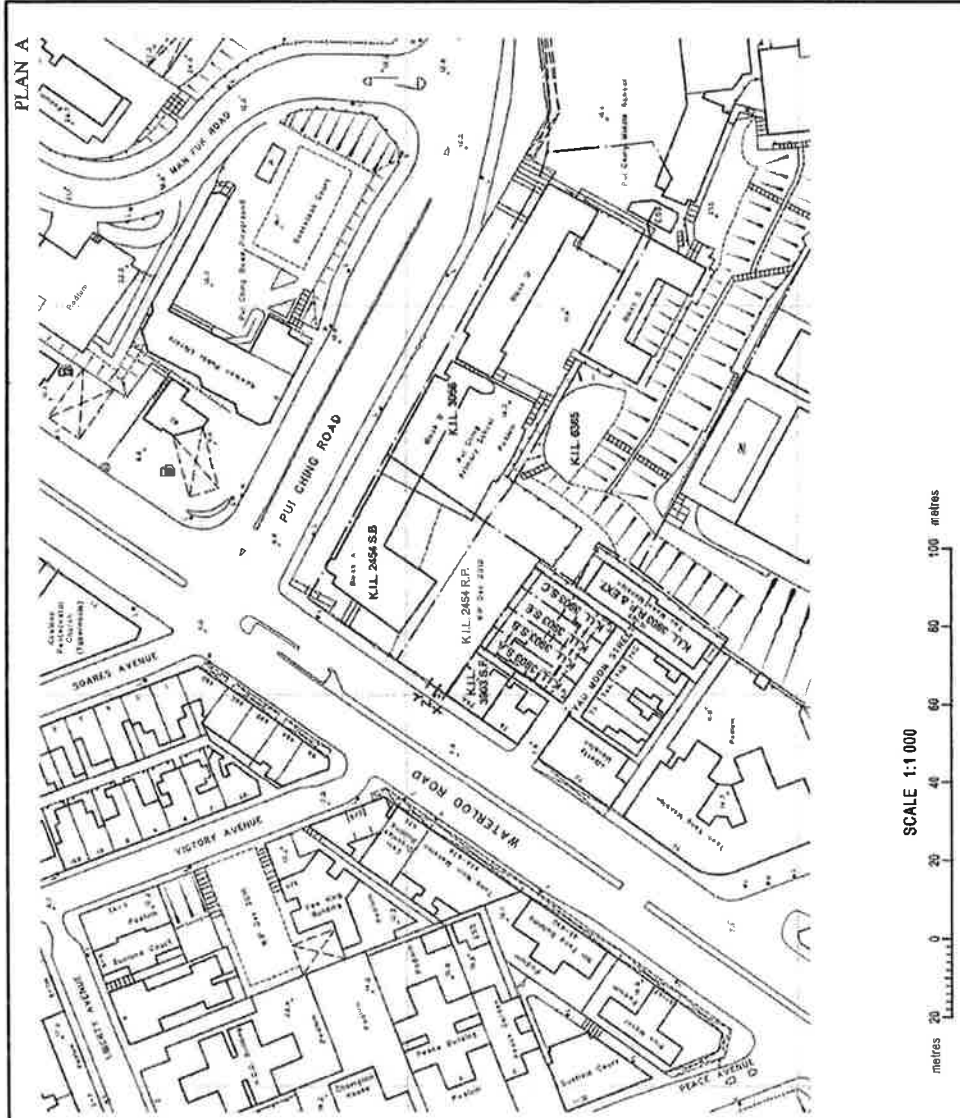
The Baptist Convention of Hong Kong
(Formerly known as The United Hong Kong
Christian Baptist Churches Association)



LAI KA-HAI, John

District Lands Officer / Kowloon West

Dated this 12th day of October 2011



LOCATION

SCALE 1:20000

X, Y, Z MODIFICATION LETTER REFERS



區政總署 地政處 地政總署 地政處 地政總署 地政處

FOR IDENTIFICATION PURPOSES ONLY

District Lands Office, Kowloon West
Lands Department
Plan Prepared by District Survey Office, Kowloon

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File No. DSD/K 284/2003, KW 66/KLT/59P
Survey Sheet No. 11-NW-20A
Layout Plan No.
Reference Plan No.
PLAN No. KM8305

MODIFICATION
KOWLOON INLAND LOT Nos. 2454 S.B AND 2454 R.P.

Date: 04/01/2011