

PUBLIC WORKS DEPARTMENT.

No. 103.—Particulars and Conditions of the letting by Public Auction Sale, to be held on Monday, the 26th day of February, 1906, at 3 p.m., at the Offices of the Public Works Department, by Order of His Excellency the Governor, of one Lot of Crown Land at Kowloon in the Colony of Hongkong, for a term of 75 years commencing from the 22nd day of January, 1906, with the option of renewal at a Crown Rent to be fixed by the Surveyor of His Majesty the KING, for one further term of 75 years.

PARTICULARS OF THE LOT.

No. of Sale.	Registry No.	LOCALITY.	Boundary Measurements.				Contents in Sq. feet.	Annual Rent.	Upset Price.
			N.	S. E.	E.	W.			
1	{ Kowloon Inland Lot No. 1172.	Austin Avenue, adjoining K.I.L. 1171.	feet.	feet.	feet.	feet.		\$	\$
			106	63	189	237	19,032	152	7,613

CONDITIONS OF SALE.

1. The highest bidder above the upset price shall be the Purchaser, and if any dispute arise between two or more bidders the Lot shall be put up again at a former bidding.

2. No person shall at any bidding advance less than \$20.

3. Immediately after the fall of the hammer, the Purchaser of the Lot shall sign the Memorandum of Agreement, hereinafter contained, for completing the purchase according to these Conditions, and shall, within Three Days of the day of sale, pay into the Colonial Treasury the full amount of Premium at which the Lot shall have been purchased.

4. The Purchaser of the Lot shall also pay into the Colonial Treasury on behalf of His Majesty the KING, the sum of \$25 within three days of the day of sale, for and in consideration of the Boundary Stones, properly cut, fixed, and marked with the Registry Number, which shall be placed by the Director of Public Works, for the Purchaser, at each angle of the Lot.

5. The Purchaser of the Lot shall pay to the Land Officer, on behalf of His Majesty the KING, a Fee of \$30 upon the execution of the Crown Lease thereof.

6. The Purchaser of the Lot shall build and finish, fit for occupation, before the expiration of twenty-four calendar months from the 22nd day of January, 1906, in a good, substantial and workmanlike manner, one or more good and permanent messuage or tenement upon some part of his Lot, with walls of stone or brick and lime-mortar and roof of tiles or such other materials as may be approved by the Director of Public Works, and in all other respects in accordance with the provisions of all Ordinances, Bye-laws and Regulations relating to Buildings or Sanitation as shall or may at any time be in force in the Colony and shall expend thereon a sum of not less than \$5,000 in rateable improvements.

7. No sewage or refuse water will be allowed to flow from any Lot on to any of the adjoining lands whether belonging to the Crown or to private persons; neither shall any decaying, noisome, noxious, excrementitious, or other refuse matter be deposited on any portion of the Lot, and in carrying out any works of excavation on the Lot no excavated earth shall be deposited on the Lot or on Crown Land adjoining in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains, and all such slopes shall be properly turfed and, if necessary, secured in place by means of masonry toe walls. The Purchaser shall see that all refuse matters are properly removed daily from off the premises.

8. The Purchaser of the Lot shall pay into the Colonial Treasury a proportionate part of the annual rental specified in the particulars hereinbefore contained on the 24th day of June next, and thereafter shall pay such annual

rental by equal half-yearly payments on the 25th day of December and the 24th day of June in each and every year during the term of 75 years hereinbefore mentioned.

9. When the conditions herein contained have been complied with to the satisfaction of the Director of Public Works, the Purchaser of the Lot shall be entitled to and shall execute, on demand a Lease from the Crown of the Piece of Ground comprised in such Lot for 75 years, to be computed from the 22nd day of January, 1906, at such Annual Rental, payable half-yearly on the 24th day of June and the 25th day of December, in every year, as is specified in the Particulars of such Lot hereinbefore contained; and such Crown Lease shall be subject to, and contain, all Exceptions, Reservations, Covenants, Clauses and Conditions inserted in the Crown Leases of Inland Lots in the Colony of Hong-kong. The Lease shall also contain a proviso that the Lessee is to have the option of renewing the Lease for one further term of 75 years at a Crown Rent to be fixed by the Surveyor of His Majesty the KING.

10. Should the Purchaser neglect, or fail to comply with these Conditions, his Premium, or any portion thereof which may be paid, shall be thereupon forfeited to His Majesty, who shall be at full liberty either to enforce the sale, or to re-sell the Property at such time and place, and in such manner as to His Majesty shall seem fit, and in case of a re-sale, the increase, if any, of the Premium or Purchase Money shall be retained by His Majesty, and the deficiency, if any, and all Costs and Expenses shall be made good by the defaulter and be recoverable as liquidated damages, or at the option and pleasure of His Majesty, to re-enter and resume the property as if no sale had ever taken place, in which case also the Premium paid by the Purchaser shall be thereupon wholly forfeited to His Majesty. But such re-entry shall not exonerate the present Purchaser upon a subsequent re-sale of the property, to make good the deficiency, if any, upon such re-sale, and all costs and expenses as ascertained to be recoverable as aforesaid.

11. Possession of the Lot sold shall be given to the Purchaser, and deemed to have been taken by him, on the day of sale.

12. In the event of the Purchaser assigning the benefit of the underwritten agreement, the assignee shall be bound by the foregoing and following Conditions of Sale, and all powers and remedies shall be enforceable against him to the same extent as if such assignee were the original Purchaser.

SPECIAL CONDITIONS.

1. The Purchaser to raise the whole area of the Lot to the levels approved by the Director of Public Works.

2. The Purchaser of the Lot will subject to the written approval of the Director of Public Works, be allowed to remove earth from Crown Land in the vicinity at such points as may be pointed out by that officer for the purpose of filling in the Lot.

3. The plants in the Government nursery may not be disturbed before the last day of March, 1906, without reference to the Botanical and Afforestation Department.

4. In the event of the Lot being purchased by the owner of Kowloon Island Lot 1,171 Nos. 4 and 5 of the ordinary Conditions of Sale will be waived and one Crown Lease issued for both Lots.

5. The exact boundaries of the Lot to be determined before the issue of the Crown Lease and Premium and Crown Rent then adjusted in accordance with the area and the amounts of Premium and Crown Rent at which the Lot was sold.

Director of Public Works.

MEMORANDUM OF AGREEMENT BY THE PURCHASER.

Memorandum that

of

the person whose name is hereunder written has been declared the highest bidder for the Lot described in the foregoing Particulars of Sale and hereunder specified opposite to his said name and signature, and does hereby agree to become the Lessee thereof, under and subject to the foregoing Conditions of the Sale and on his part to perform and abide by the said Conditions.

Number of Sale.	Registry Number.	Annual Rental.	Amount of Premium at which purchased.	Signature of Purchaser.
1	Kowloon Inland Lot No. 1172.	\$152		

Witness to Signature of Purchaser.

Director of Public Works.

Witness to Signature of Director of Public Works.

W. CHATHAM,
Director of Public Works.

9th February, 1906.

PUBLIC WORKS DEPARTMENT.

No. 104.—Particulars and Conditions of the letting by Public Auction Sale, to be held on Monday, the 26th day of February, 1906, at 3 p.m., at the Offices of the Public Works Department, by Order of His Excellency the Governor of One Lot of Crown Land at Peng Chau Island, in the Colony of Hongkong, for a term of 75 years.

PARTICULARS OF THE LOT.

No. of Sale.	Registry No.	LOCALITY.	Boundary Measurements.				Area.	Annual Rent.	Upset Price.
			N.	S.	E.	W.			
1.	Peng Chau Farm Lot No. 1.	Peng Chau Island near Lantau Island, New Territory.	As	per	plan.	...	About 45 acres.	\$ 225	\$ 1,800

CONDITIONS OF SALE.

1. The highest bidder above the upset price shall be the Purchaser, and if any dispute arise between two or more bidders, the Lot shall be put up again at a former bidding.

2. No person shall at any bidding advance less than \$20.

3. Immediately after the fall of the hammer, the Purchaser of the Lot shall sign the Memorandum of Agreement, hereinafter contained, for completing the purchase according to these Conditions, and shall, within Three Days of the day of sale, pay into the Colonial Treasury the full amount of Premium at which the Lot shall have been purchased.