

PUBLIC WORKS DEPARTMENT.

No. 686.—The following description and terms of the proposed lease of certain Crown Land at Hung Hom, comprising portions of the foreshore and sea bed, are published under the provisions of The Foreshores and Sea Bed Ordinance, 1901.

W. CHATHAM,
Director of Public Works.

10th August, 1906.

DESCRIPTION OF THE LOT PROPOSED TO BE LEASED.

No. of Sale.	Registry No.	LOCALITY.	Boundary Measurements.				Contents in Sq. ft.	Annual Rent.	Upset Price.
			N. E.	S. W.	S. E.	N. W.			
			feet.	feet.	feet.	feet.	\$	\$	
1	Kowloon Inland Lot No. 1178.	Hung Hom.	50	50	465	465	23,250	214	29,062

PROPOSED TERMS OF THE SALE AND CROWN LEASE.

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 \$50.

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 by him.

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 expend thereon a sum of not less than \$15,000 in rateable improvements, within 24 calendar months of the date of sale.

7. No sewage or refuse water will be allowed to flow from the 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. 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 25th day of December next, and thereafter shall pay such annual rental by equal half-yearly payments on the 24th day of June and the 25th day of December in each and every year during the term of 75 years.

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 land comprised in the Lot for 75 years, to be computed from the 16th day of May, 1904, at such Annual Rental, payable half-yearly on the 25th day of December and the 24th day of June, in every year, as is specified in the Particulars of such Lot hereinbefore contained; and the Crown Lease shall be subject to, and contain, all Exceptions, Reservations, Covenants, Clauses, and Conditions usually inserted in the Crown Leases of Inland Lots in the Colony of Hongkong; the Lease shall also specify the purposes for which the land is leased (*i.e.*, whether for the purpose of reclamation, building dwelling houses, factories, or godowns for the storing of coal or other goods, or whether for any other purpose) and shall contain a proviso that in the event of the Lessee, his executors, administrators, assigns, or successors (as the case may be) failing, at any time during the continuance of the term of the said Lease, to use the demised land for the purposes so specified as aforesaid, without the previous licence or consent of His Majesty, His Heirs, Successors or Assigns signified in writing by the Governor, then it shall be lawful for His Majesty,

His Heirs, Successors or Assigns, by the Governor or by any Officer authorized by him in writing, to re-enter on the land, foreshore, and sea bed included in and demised by such Lease or on any portion thereof in the name of the whole, and thereupon the same shall be forfeited to and vest in the Crown; the Lease shall also contain in particular a reservation to the Crown of all mines and minerals under the demised land. 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 of the Lot 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 shall reclaim the whole area of the Lot and an additional strip of land 50 feet in width along the North Eastern boundary of the Lot for the purpose of forming a public road to such levels as may be approved by the Director of Public Works and shall protect the reclaimed area to the satisfaction of the Director of Public Works.

2. The Purchaser will, subject to the written approval of the Director of Public Works, be permitted to remove earth from Crown Land in the vicinity for the purpose of reclamation of the Lot.

3. The actual area of the Lot to be determined before the issue of the Crown Lease and Premium and Crown Rent adjusted in proportion to the areas and according to the amounts stated in the Conditions of Sale.

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 does hereby agree to become the Lessee thereof, under and subject to the foregoing Conditions of Sale, and on his part to perform and abide by the said Conditions.

No. of Sale.	Registry Number.	Annual Rental.	Amount of Premium at which Purchased.	Signature of Purchaser.
1	Kowloon Inland Lot No. 1178.	\$ 214		

Witness to Signature of Purchaser.

Director of Public Works.

Witness to Signature of Director of Public Works.