GENERAL CAUTION: Read this Agreement carefully and follow its instructions. If you do not understand any thing in this Agreement then ask for an explanation to be given. If you do not understand or agree with any explanation given then it is best to consult your solicitor before signing this Agreement.

Information note: Where any thing in this Agreement is followed by a number in brackets (e.g. (1)), then immediately read the explanatory note that bears that number in Schedule 4 to this Agreement. Where any thing in this Agreement refers to a Schedule to this Agreement, then immediately read that Schedule.

## 1. Appointment of Agent and Validity Period of this Agreement

本人,Chan Tai Man课大文("Purchaser")appoint kkk ("Agent"(1))subject to and in accordance with the terms of this Agreement to act asagent in the intended purchase of the properties listed in Schedule 1 to this Agreement ("Properties"). This Agreement shall take effect on 04/16/2019 and expire on 04/16/2019 (both days inclusive) ("Validity Period"). [CAUTION: It is recommended that the Validity Period should be not more than months.]

#### 2. Agency Relationship and Duties of Agent

The Agent agrees with the Purchaser that —

- a. the agency relationship between them in respect of the Property shall be a<sup>(2)</sup>as specified in column 4 of Schedule 1 to this Agreement;
- b. in the case of each dual agency, the Agent shall as soon as is practicable disclose in writing to the Purchaser the amount or rate of commission to be received by the Agent from the relevant vendor;
- c. in the case of each potentially dual agency, the Agent shall as soon as is practicable after dual agency arises disclose in writing to the Purchaser such agency relationship and the amount or rate of commission to be received by the Agent from the relevant vendor; and
- d. The Agent's duties shall be as set out in Schedule 2 to this Agreement, in addition to the duties placed on the Agent by this Agreement or any enactment.

#### 3 Commission

The provisions of this Agreement applicable to the commission to be paid by the Purchaser to the Agent shall be as(4) 1 、 3 and 5 to this Agreement<sup>(3)</sup>.

### 4. Property Information

The Agent shall provide to the Purchaser in respect of the Properties all relevant Property Information Forms including Vendor's Statements prescribed under the Estate Agents Practice(General Duties and Hong Kong Residential Properties) Regulation —

- a. obtained from the respective vendors' licensed estate agents in the case of single agency;
- b. duly completed and signed by the Agent in the case of dual agency or where a vendor is not represented by a licensed estate agent,

unless the Purchaser expressly waives his right to receive any of them.

#### 5 Disclosure of Interest by Agent

- a. The person signing this Agreement on behalf of the Agent discloses that he or his specified relative (5), or anynominee of his or of his specified relative, or the Agent or any employee/substantial shareholder(6) /partner/director of the Agent in a pecuniary or other beneficial interest(7) in the Property.
- b. If the answer to the above is "yes", then the particulars of the interest must be specified in Schedule 3 to this Agreement.
- c. The person signing this Agreement on behalf of the Agent shall as soon as is practicable disclose in writing to the Purchaser any interest referred to in paragraph (a) above that may arise during the Validity Period.

# 6. Acknowledgement by Purchaser

The Purchaser acknowledges that he has —

- a. read and understood the terms of this Agreement; and
- b. @received all relevant Property Information Forms including Vendor's Statements required to be provided under clause 4 of this Agreement which the Purchaser has not expressly waived his right to receive.

## 7. Schedules

The Schedules to this Agreement form part of this Agreement.

## 8. Agreement void if domestic purpose or use not allowed

This Agreement shall be void with reqard to a property listed in Schedule 1 if the occupation permit for that property does not include or allow domestic purpose or use.

## 9. Extra Terms [CAUTION: These extra terms cannot conflict with or limit the other terms of this Agreement]

総理技術主義と言語の3.98性後月工業中の12年の日本的発生主義と認め3.98性後月工業中の12年の自由的発生を主題の3.98性後月工業中の12年の自由的発生を主題の3.98性後月工業中の12年の自由的2.98性後月工業中の12年の自由的2.98性後月工業中の12年の自由的2.98性月工業を開始の3.98性日本中の12年の自由的2.98性月工業を開始を開発を言葉と思いる38性月工業の12年の自由的2.98性日本中の12年の自由的2.98

匯利工業中心12樓C香港新界荃灣荃景園30-38號匯利工業中心12樓C香港新界荃灣荃景園30-38號匯利工業中心12樓C香港新界荃灣荃景園30-38號匯利工業中心12樓C香港新界荃灣荃景園30-38號匯利工業中心12樓C香港新界荃灣荃景園30-38號匯利工業中心12樓C香港新界荃灣荃景園30-38號匯利工業中心12樓C香港新界荃灣荃景園30-38號匯利工業中心12樓C香港新界荃灣荃景園30-38號匯利工業中心12樓C香港新界荃灣荃景園30-38號匯利工業中心12樓C香港新界荃灣荃景園30-38號匯利工業中心12樓C香港新界荃灣至景園30-38號匯利工業中心12樓C香港新界荃灣至景園30-38號匯利工業中心12樓C香港新界荃灣至景園30-38號匯利工業中心12樓C香港新界荃灣至景園30-38號匯利工業中心12樓C香港新界至灣荃景園30-38號匯利工業中心12樓C香港新界至灣荃景園30-38號匯利工業中心12樓C香港新界至灣荃景園30-38號匯利工業中心12樓C香港新界荃灣至景園30-38號匯利工業中心12樓C香港新界荃灣至景面30-38號匯利工業中心12樓C香港新界荃灣至景面30-38號匯利工業中心12樓C香港新界荃灣茶景面30-38號匯利工業中心12樓C香港新界荃灣

### Signature of the Purchaser:



Hong Kong identity card(s) number(s): <u>Y2684452(2</u>) (if applicable)

Signature of the estate agent/salesperson signing for and on behalf of the Agent:



Name of the signatory: Y2684452

licence number of the signatory: : A24885212

### Where the Purchaser is a company, please state:

報題的主義主題到30.38號推列工程中心12年(古港的資金產業與30.38號推列工業中位12年(古港的資金產業與30.38號推列工業中心12年(古港的資金產業與30.38號推列工業中位12年(古港的資金產業與30.38號推列工業中位12年(古港的資金產業與30.38號推列工業中位12年(古港的資金產業與30.38號推列工業中位12年(古港的資金產業與30.38號推列工業中位12年(古港的資金產業與30.38號推列工業中位12年(古港的資金產業與30.38號推列工業中位12年(古港的資金產業與30.38號推列工業中位12年(古港的資金產業與30.38號推列工業中位12年(古港的資金產業)
12年(日港的有资金产业类更多更30.38號推列工業中位12年(古港的資金產業)
12年(日港的有资金产业类更多更30.38%推列工業中位12年(古港的资金产业类更30.38%推列工業中位12年(古港的资金产业类主要的30.38就推列工工业的12年(古港的资金产业类主要的30.38%推列工工业的12年(古港的资金产业类更多更30.38%推列工工业的12年(古港的资金产业类更多多。12年(日港的资金产业类更多多数推列工业的12年(日港的资金产业类更多多数推列工工业的12年(日港的资金产业类更多多数推列工工业的12年(日港的资金产业类更多多数推列工工业的12年(日港的资金产业类更多多数推列工工业的12年(日港的资金产业类更多多数推列工工业的12年(日港的资金产业类更多多数推列工工业的12年(日港的资金产业类更多多数推列工工业的12年(日港的资金产业类更多多数推列工工业的12年(日港的资金产业类更多多数推列工工业的12年(日港的资金产业工业业)
12年(日港的资金产业类更多多数推列工工业的12年(日港的资金产业工业的12年(日港的资金产业工业的12年(日港的资金产业工业的12年(日港的资金产业工业的12年(日港的资金产业工业的12年(日港的资金产业工业的12年(日港的资金产业工业的12年(日港的资金产业工业的12年(日港的资金产业工业的12年(日港的资金产业工业的12年(日港的金产业工业的12年(日港的资金产业工业的12年(日港的金金产业工业的12年(日港的资金产业工业的12年(日港的金金产业工业的12年(日港的资金产业工业的12年(日港的资金产业工业的12年(日港的资金产业工业的12年(日港的金金产业工业

Name of the Signatory:陳大文 Chan Tai Man

Position of the Signatory:ABC

Business Registration Certificate number of the Purchaser: PSDS25841

Address :

香港新界荃灣荃景圍30-38號匯利工業中心12樓C香港新界荃灣荃景圍30-38號匯利工業中心12樓C

Telephone number: 14741562

Fax number: 68791215

Date: 2019-04-16

Number of Agent's statement of particulars of business: PSDS25841

Address:

香港新界荃灣荃景圍30-38號匯利工業中心12樓C香港新界荃灣荃景圍30-38號匯利工業中心12樓C

Telephone number: 24812521

Fax number : <u>57412562</u>

Date: 2019-04-16

[CAUTION: Immediately after this Agreement has been signed, the Purchaser must be given the original or a copy of this Agreement as signed.]

## Schedule 1

## Properties

Properties	Date of inspection (please specify if Purchaser agrees not to inspect)	Purchaser waives his right to receive Property Information Forms including Vendor's Statements	Agency Relationship	commission to be paid by	Amount or rate of commission to be paid by Purchaser
香港新界荃灣荃景團30-38號匯利工業中心12樓CThis is a template for a simple marketing or informational website. It includes a large callout called the hero unit and three supporting pieces of content. This is a template for a simple marketing or informational website. It includes a large callout called the hero unit and three supporting pieces of content.	24/03/2019	是	單邊代理	1%	1%

#### Schedule 2

#### **Duties of Agent**

The Agent shall —

- a. obtain information in relation to the Properties for the Purchaser:
- b. arrange for the Purchaser to inspect the Properties if requested to do so by the Purchaser;
- c. conduct negotiation and submit all offers to the vendors of the Properties as instructed by the Purchaser; and
- d. assist the Purchaser in entering into a binding agreement for sale and purchase with the vendor of any one or more of the Properties.

#### Schedule 3

### Commission to be Paid by Purchaser

1. Subject to sections 2 and 5 of this Schedule, if during the Validity Period the Purchaser through the Agent enters into a binding agreement for sale and purchase with the vendor in respect of one or more of the Propert then the Purchaser is liable to pay the Agent commission:

- 3. The commission shall become payable to the Agent in the case of mutual cancellation of a binding agreement for sale and purchase of the property concerned not arising from any provisions of the agreement for sale and purchase.
- 4. The Purchaser is not liable to pay any commission to other estate agents with whom the Agent co-operates for the purpose of purchasing any one or more of the Properties.
- 5. Subject to sections 2, 3 and 4 of this Schedule, the Purchaser is also liable to pay to the Agent as commission for services rendered with regard to the property concerned if the Purchaser or the spouse, or any nomine undisclosed principal or agent of the Purchaser enters into a binding agreement for sale and purchase with the vendor of any one or more of the Properties during the Validity Period whether through the Agent or otherwise.

#### Schedule 4

### Interests in Property

In accordance with clause 5 of this Agreement, particulars of the pecuniary or other beneficial interests (6) in respect of one or more of the Properties are as follows:

国際政策共産金属地域の1998年代。現代の19世紀で教育企業主要地域の1988年代。東京的19世紀で表現主要地域の1988年代。東京的19世紀で表現主要は1989年の1988年代。東京の1988年代

1988年代、東京の1988年代、東京の1988年代、東京の1988年の日本では1988年の日本では1988年で表現で表現主要地域の1988年代。東京の1988年代、東京の1988年代、東京の1988年代、東京の1988年代、東京の1988年代、東京の1988年代、東京の1988年代、東京の1988年で、東京の1988年代、東京の1988年で、東京の1988年代、東京の1988年で、東京の1988年代、東京の1988年代、東京の1988年代、東京の1988年で、東京の198年で、東京の1988年で、東京の1988年で、東京の1988年で、東京の1988年で、東京の1988年で、東京の1988年で、東

## Schedule 5

# **Explanatory Notes**

- 1. Enter the name of the estate agency business entity concerned in clause 1 of this Agreement.
- Single agency this means the Agent acts for the Purchaser only.
  - Dual agency this means the Agent acts for both the Purchaser and the vendor of a property listed in Schedule 1 to this Agreement.

    Potentially dual agency this means the Agent acts for the Purchaser only but may also act for the vendor of a property listed in Schedule 1 to this Agreement at a later stage.
- 3. The amount or rate of commission is negotiable between the Purchaser and the Agent.
- 4. Specified relative this means the spouse, parent, child, brother or sister.
- 5. Substantial shareholder this means a person who is entitled to exercise or control the exercise of 10% or more of the voting power at any general meeting of the Agent.
- C Having a necuniary or other handfaid interest includes:

- o. Having a pecuniary or other peneticial interest includes.
  - a. being a member of a company or any other body which has a pecuniary or other beneficial interest in respect of the Property;
  - b. being in partnership with or is in the employment of a person who has a pecuniary or other beneficial interest in respect of the Property; or
  - c. being a party to any arrangement or agreement (whether enforceable or not) concerning the Property.