No. KMUP 001242 (12)

臨時買賣合約 Preliminary Sale & Purchase Agreement

賣方	THIS AG	約 訂 於 IREEMENT	is made on	the		05/2	022	台約之 BETV	一万為 A	LPHA	RIC	H L	1M17	ED
	(持有 (holder c	*香港身	份証號可 ong Identity I	馬/商業登 No./Business	記 証 號 Registration	碼 n No	15187	1865) 地址在 -) of	FLAT / I	RM 21	3-5	2/F	YUE
-				DG 15	QUEEN	VICTO	ORIA S	TREET	CENTRA	LH	K-	(以下 _(hereinaft		" 賣 方 ") I "the Vendor")
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				馬 / 商 業 登 No./Business			6369	0767)地址在) of	FLAT / K	RM 120	4 BLk 以下種	< 2	12/F
	Gold	EN IND	ISTRIAL	BUILDING	16-26	KWAI -	TAK STA	REET KN	AI CHUN	6 NT	(h	ereinafter	called "tl	"買方") he Purchaser")
477 47I	of the s	econd pa	rt (Warning	as per FAA	circular: I	Each part	v must pro	ovide valid	address. o	therwise t	he other	party cou	ld not b	另一方) be contacted
經紀	if there	is need	udispute.	,原 地 産)and CENT 中 環 皇	TALINE PR	OPERTY	AGENCY	LIMITED (I	_icensed E	state Age	mcy Com	pany Lice	ence No	0 2 2 7) c. C-000227) 經紀")
1	whose r	egistered o	ffice is situa 意買賣條非	ted at 5/F., To	ower 1, New	World Tov	ver, 18 Que	en's Road C	entral, Hong	Kong (her	emafter ca	lled "the A	gent") of	the third part.
de alle	NOW IT	IS HEREB	Y AGREED a	s follows:	纽 纪 出 隹	双腊 入台	立於							
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		港幣 (b) HKS	0	50,000	石	十人	The state of the s		6/2022	式力計計	とんち カロノナミエ	金 it.		
1	0	港幣 (c) HKS		/	須	於	on or before		/	或之前(付清作為	加付訂金		部份樓價 nase price.
	1	港幣 (d) HKS	1 7	3,950.0	酒	於買賣完成	战時付清作為	·樓價餘款而 mpletion on		18/0		-th	7 1	完成 urchase price.
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			No. KIVIOP OOT 242 (12)
悔約責任	12.	無論在任何情况下,若賣方或買方未能履行本合約之條 If in any cases, either the Vendor or the Purchaser fails to complete the sale or purchase in the mar 約的一方須立刻根據上述第十一條買賣雙方各自應付之 forthwith compensate the Agent the total of the commission payable by the Vendor and the Purchase 經紀作為算定賠償	nner herein contained, the defaulting party shall 郷 紀 佃 全 動 日 ラ 婅 和 腔 煙 ヌ
取消合約	13.	hereinabove as liquidated damages. 簽署本合約後,如買賣雙方在未得經紀同意下協議 Should the Vendor and Purchaser after signing this Agreement both agree to cancel this Agreement 將同時及分別成為本合約之毀約者,並仍須各自負責	without the consent of the Agent, they will jointly
印花税	14.	and separately become the defaulting parties of this Agreement and will still be liable for the payment o 雙 方 同 意 從 價 印 花 税 由 買 方 支 付 , 額 外 印 花 税 (如 有 Both parties agree that ad valorem stamp duty shall be paid by the Purchaser and Special Stamp Du 悔 約 之 一 方 須 負 責 繳 付 有 關 之 從 價 印 花 税 、 額 外 印 才 the defaulting party shall be responsible for the payment of the relevant ad valorem stamp duty, the Spe 如 該 樓 宇 為 住 宅 物 業 , 除 香 港 永 久 性 居 民 外 , 任 何)則由賣方支付。然而, tty (if any) shall be paid by the Vendor. However, 它税及買家印花税(如有) cial Stamp Duty and Buyer's Stamp Duty (if any)
	15.	If the said premises is a residential property and the Purchaser is any person (including a ci 購買該樓宇均須負責繳付「買家印花税」 Permanent Resident, the Purchaser shall be liable to pay the Buyer's Stamp Duty.	ompany incorporated) except a Hong Kong
分別委託 律師	16.	買 雙 方 同 意 分 別 委 託 其 代 表 律 師 , 雙 方 名 The Vendor and the Purchaser agree that they shall separately appoint their own solicitors.	Each party shall pay his own local costs
他人真科	沙、	The Vendor and the Purchaser acknowledged the Privacy Policy Statement & Personal Information G * 賣方 / 買方同意經紀將其姓名及電話提供予中原*垃	個人資料聲明 Collection Statement of the Agent: 場場短く用財の司作提供
		* The Vendor/ the Purchaser consent(s) to the Agent's provision of his/ her name and telephone numbers to *i * 貸款 理財服務資訊。(除非賣方/買方在此書面Centaline Group for the purpose of providing * loan/ financial services information. (The Agent may not so 提供資料)	mortgage broker company/ finance company under 同音, 否則經紀不可加此
個人擔保	19.	如 賣 方 或 買 方 是 有 限 公 司 而 不 依 合 約 條 款 付 佣 金 或 賠 價 Should the Vendor or the Purchaser be a limited company which fails to pay the commission or compensate the 的 簽 署 代 表 須 以 個 人 名 義 承 擔 繳 付 或 賠 價 有 關 經 紅	liquidated damages in the manner herein contained
附加條款		The person(s) who signed this Agreement on behalf of the limited company shall be personally liable for all cc本合約各方同意受到下列附加條數約束	mmission or liquidated damages due to the Agent.
4	20.	The parties hereto hereby agree to be bound by the following additional terms: 東州 力 小条 款。	
	/		
	21.	賣方及買方雙方知悉,除本合約所載之內容外,經紀之所有The vendor and the purchaser acknowledge that except as expressly stated in this Agreement, no staff of th 均無權代表經紀作出任何無論是明確或暗示的承諾、保證或即由 bas the authority to make or give any promises, warranties or representations, express or implied, on be 三方在談判中的聲稱、理解、承諾與及協議 prior negotiations, representation, understanding and agreements of the parties hereto. 如英文版本及中文版本有抵觸或不一致之處時,以英文版本In case of conflict or inconsistency between the Chinese and English version, the English version shall	ne Agent at the grade level below Branch Manager 東 述 。 本 合 約 取 代 任 何 過 往 之 half of the Agent. This Agreement supersedes all 为 淮
合糸	b <u>≡</u>	方兹於上述年月日憑此親筆簽字為據	4
AS W	ITNE 方	SS the hands of the parties hereto the day and year first before written.	<i>*</i>
ALPY	Libra	SIGNED BY THE PURCHASER For and on-behalf of LONGSON ENTERPRISE DEVELOPMENT COMPANY LIMITED	經 紀 簽 署 SIGNED BY THE AGENT For and on behalf of 中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED
·********		朗萊企業發展、有限公司	
		碼HKID No. P049733(2) 身份証號碼HKID No.	姓名Name Eunice Ma 牌照號碼Licence No. S-6220チI
		上述規定之訂金 the above mentioned sum ALPHA RICH LIMITED	3-022041
	A Company	deposit hereinbefore mentioned	
見 證 WITNI		A STATE OF THE STA	
		現金/支票號碼 784238 銀行 Cash/Cheque (No. 784238) (Bank:	HK Bank

*請將不適用刪去 Delete, if inappropriate

附頁

SCHEDULE

附加條款

ADDITIONAL TERMS

有關 臨 時 合 約 編 號 KMUP 001242 合約各方同意受到下列之附加條款 約束

With reference to agreement number KMUP 001242, the parties hereto agree to be bound by the additional terms set out below:

- (1) 買賣雙方同意,如賣方或買方或其代表律師("律師行")任何一方, 因政府防疫措施而被強制隔離或律師行未能營運,本合約訂立的交付 大訂、簽署正式買賣合約及或完成交易等有關日期,將會自動延至被 強制隔離的一方完成隔離或律師行恢復營運後(以較遲者為準)的第七 個工作天。
- (2) 買賣雙方同意該物業於完成交易或之前,該樓字如收到由政府部門、 業主立案法團、管業處或相關機構所發出的維修大廈決議所涉及該物 業的大廈分擔維修費和修葺和維修責任均由賣方負責。
- (3) 買方聲明在簽署此物業臨時買賣合約前已視察該物業及接受現狀,賣 方以該物業之現狀售予買方,賣方不保證該物業是否存在任何僭建物 或未得批准之改建或加建。買方亦不得藉此理由向賣方索償,要求拒 絕或延遲交易。

For and on behalf of LONGSON ENTERPRISE DEVELOPMENT COMPANY LIMITED for and on behalf or 侑限公司 業一發 展 ALPHA RICH LIMITED T Authorized Signature(s) Six nulles wil

買家簽署

SIGNED BY THE VENDOR SIGNED BY THE PURCHASER 經紀簽署

SIGNED BY THE AGENT