

Tenancy Agreement (1-Year Contract) 租賃合約 (一年合約)

An Agreement made on _____ BETWEEN BLOSSOM FORTUNE LIMITED (博濠有限公司) (Business Registration No. 66738720-000-10-18-A) whose registered office is situated at Unit 04, 7th Floor, Greenfield Tower, Concordia Plaza, 1 Science Museum Road, Tsim Sha Tsui East Kowloon, Hong Kong (hereinafter called “the Company” which expression shall where the context so admits include the person for the time being entitled to the reversion immediately expectant on the determination of the term hereby created) of the one part and **CHAN TAI MAN (ID No. : Z123456(7))** (hereinafter called “the Tenant” which expression shall where the context so admits include his successors in title) of the other part WHEREBY IT IS AGREED as follows:

簽約日期:

合約第一方 (公司) : 博濠有限公司 (BLOSSOM FORTUNE LIMITED)

香港商業登記 : 66738720-000-10-18-A

合約第二方 (租客) : **陳大文**

身份証號碼 : **Z123456(7)**

合約雙方同意遵守及履行下列條款:

1. The Company shall let and the Tenant shall take all that **Room 3 Bed II, Flat C, 15/F**, Hai Kwong Mansion “YOOFHILL”, 71-77 Hill Road, HONG KONG (As shown on the plan known as “Appendix 1” annexed hereto for identification purpose only and thereon coloured pink) (hereinafter referred to as “the Premises”) under the terms and conditions herein contained.
公司及租客按本合約之條款出租及租入香港山道 71-77 號海光大廈 “YOOFHILL” **15 樓 C 單位 3 號房 II 號床**(參閱隨本合約夾附之名為“附件一”的圖則只作識別用途)(以下稱“該物業”)。
2. The term of the tenancy shall commence on **16th August, 2020** and expire on **15th August, 2021** (both days inclusive) (hereinafter referred to as “the Term”) and shall terminate automatically without notice upon the last day of the term of the tenancy.
Tenant should apply renewal in written to the company two months before the end day of this tenancy agreement if the tenant wants to extend the current lease.
租約期為由 **2020 年 08 月 16 日至 2021 年 08 月 15 日** (包括首尾兩天)(以下稱“租約期”), 租約將不需另行通知而於租約期最後一日自動終止。
如租客在租約期滿後繼續租住, 請於租約期滿前兩個月通知本公司, 一切續租時的租金及各項安排, 雙方再作商討。
3. The said Premises shall be used for residential purpose only.
該物業須只作住宅用途。
4. The rent for the said Premises shall be Hong Kong Dollars **\$71,820** for the entire term of tenancy, inclusive of property management fee and government rent and rates. The rent also covers the said premise internet service, weekly cleaning service of shared area. This tenancy agreement does not include home insurance. Company will not have or accept any liability, obligation or responsibility whatsoever for tenant any loss, destruction or damage of household belongings (including without limitation to loss, destruction or damage).
該物業整個租約期之租金為港幣 **\$71,820**, 包括管理費、地租及差餉。租金亦已包含該物業之上網服務及共用地方的每週清潔服務。租約並不包括家居保險, 公司不會承擔租客任何家居財物遭意外遺失或損毀 (包括但不限於損失、毀壞或損害)。

5. The Tenant shall not be responsible for the property tax payable in respect of the premises.
租客毋須負責繳付有關物業的物業稅。
6. The Stamp Duty payable on this Agreement in duplicate shall be borne by the Company and the Tenant in equal shares.
公司及租客須共同及平均負責因簽訂此合約一式兩份而須付的印花稅。
7. (a) The Tenant shall upon signing of this Agreement pay to the Company the Security Deposit in the sum of Hong Kong Dollars **\$17,955** (equivalent to **3** months' Rent) (hereinafter referred to as "the Rental Deposit") as security for the Tenant's due observance and performance of the terms and conditions therein contained and on his part to be observed and performed.
租客須於簽署此租約之同時向公司繳付按金港幣**\$17,955** (相等於三個月之租金) (以下稱“按金”), 作為保證租客遵守及履行此租約上租客所需遵守及履行的條款的保證金。
- (b) The Rental Deposit shall be retained by the Landlord throughout the Term free of any interest to the Tenant with power for the Landlord, without prejudice to any other right to remedy hereunder to deduct therefrom (without prejudice to any other right or remedy hereunder available to the Landlord) any arrears of the Rent and other charges payable hereunder and any costs expenses loss or damage sustained by the Landlord as the result of any non-observance or non-performance by the Tenant of any terms or conditions of this Agreement. In the event of any deduction being made by the Landlord from the Rental Deposit in accordance herewith, the Tenant shall forthwith on demand by the Landlord make a further deposit equal to the amount so deducted and failure by the Tenant so to do shall entitle the Landlord forthwith to re-enter upon the Premises and to determine this Tenancy Agreement as hereinbefore provided.
公司可於租約期內保留上述按金, 並無需向租客支付利息。於無損公司於此租約中其它權利和補償之情況下, 所有因租客未有按時繳交租金或其他費用或未有遵守或履行本協議條款而引致公司支出費用或損失, 公司有權從該按金內扣除。倘若公司按照此條款扣除上述按金, 租客須立即按公司要求向公司支付已扣除之按金差額, 否則公司有權即時終止此租約並收回該物業。
- (c) If there is no outstanding breach of any of the terms and conditions herein contained by the Tenant, the Company shall refund the Rental Deposit to the Tenant without interest within 14 days from the date of delivery of vacant possession of the said Premises by the Tenant to the Company or settlement of any outstanding payment owed by the Tenant to the Company, whichever is later. If the Tenant shall commit a breach of any of the terms and conditions herein contained, this Agreement shall be terminated and the Company shall have right of action.
若租客在租約期內並無干犯此合約內任何條款, 則公司須於向租客收回該物業(於空置情況下)或一切租客欠款後(以較遲者為準)的十四天內無息退還該按金予租客。若租客違反此租約內任何條款, 則此租約將立即被終止。公司可採取任何其他行動或索償以追討一切因租客違反此租約所引致的損失的權利。
8. The Tenant shall not make any alternation and/or additions to the said Premises without the prior written consent of the Company, which consent shall not be unreasonably withheld.
租客在沒有公司事先書面同意前, 不得對該物業作任何改動及/或加建, 唯公司不得無理拒絕給予租客有關的同意書。
9. The Tenant shall not assign, transfer, sublet or part with the possession of the Premises or any part thereof to any other person. This tenancy shall be personal to the Tenant named herein.
租客不得轉讓、轉租或分租該物業或將該物業或其任何部分的佔用權讓予任何其他人士等。此租約權益將為租客個人擁有。

10. The Tenant shall comply with all ordinances, regulations and rules of Hong Kong and shall observe and perform the covenants, terms. The Tenant shall not contravene any covenants contained in the Government Lease(s) under which the Premises are held from Government.
租客須遵守所有香港法律條例、規例和規則。此外，租客亦不得違反屬該物業地段內的官批地契上的任何條款。
11. The Tenant on the contract date specified in the payment terms shall pay the Utilities Deposit in the sum of Hong Kong Dollar **\$3,600 (HK\$300 x 12 Months)** to cover the share of the Tenant's charges in respect of town gas, water and electricity during the Term of Tenancy. If the Utilities Deposit exceeds the accumulated charges at the end of the tenancy, the balance shall be refunded to the Tenant at the end of tenancy, the outstanding amount will be deducted from Tenant's Security Deposit.
租客須於合約指定付款日期繳付共港幣**\$3,600 (HK\$300 x 12 Months)**的公共費用預繳金，用以繳付租客於租約期內分享使用單位的共用煤氣費、水費及電費。如介租約期滿時該公共費用預繳金比租約期內實際須付的煤氣費、水費及電費為多，多出的金額將於租約期滿時退回予租客如屆租約期滿時該公共費用預繳金比租約期內實際須付的煤氣費、水費及電費為少，所欠的金額將於租客的保證金內扣除。
12. The Tenant shall during the Term keep the interior of the Premises in good and tenantable repair and condition (fair wear and tear and damage caused by inherent defects excepted) and shall deliver up vacant possession of the Premises in the same repair and condition on the expiration or sooner determination of this Agreement.
租客須在租約期內保持該物業內部的維修狀態良好（自然損耗及因固有的缺陷所產生的損壞除外）並須於租約期滿或終止時將該物業在同樣的維修狀態下交吉交回公司。
13. The Tenant shall comply with and observe the House Rules attached to this agreement.
租客須遵守此租約附件上的住宿規則。
14. Payment Terms:
- a) The Tenant shall upon signing of this Agreement pay to the Company a reservation fee of Hong Kong Dollar **\$5,985+\$300+\$5,985+\$92.5 = \$12,362.5** within 2 working days upon receiving this Agreement. The amount includes the first month rent, utility deposit of the first month, one month of security deposit and an equal share of the government stamp duty.
 - b)
 - i) The Tenant shall pay to the Company the remaining two months of the security deposit of Hong Kong Dollar **\$11,970** within 15 working days after the commencement of the Tenancy Agreement.
 - ii) The Tenant shall pay to the Company the rent and utility deposit of the second month to the sixth month of the rental period of Hong Kong Dollar **(\$5,985+\$300)x5 = \$31,425** within 15 working days after the commencement of the Tenancy Agreement.
 - c) The Tenant shall pay to the company the rent and utility deposit of the seventh month to the twelfth month of the rental period of Hong Kong Dollar **(\$5,985+\$300) x6 = \$37,710** on or before **15th December 2020**. (after 4 months of the TA starts)
 - d) The rent and utility deposit must be paid in advance on or before the above dates. If it expires seven working days, the tenant shall pay an additional 2% of the rent and utility deposit as the administration charge for tracing the late payment.

付款條款:

- a) 租客須於簽署此租約兩日工作天內向公司繳付港幣 **\$5,985+\$300+\$5,985+\$92.5 = \$12,362.5** 的首個月的租金、公共費用預繳金、一個月的保證金及政府印花稅一半費用。
- b)
 - i) 租客須於租約生效日的十五個工作天之內向公司繳付港幣 **\$11,970** 的另外兩個月的保證金。
 - ii) 租客須於租約生效日的十五個工作天之內向公司繳付港幣 **(\$5,985+\$300)x5 = \$31,425** 的第二至第六個月之租金及公共費用預繳金。
- c) 租客須於 **2020年12月15日** 或之前向公司繳付港幣 **(\$5,985+\$300) x6 = \$37,710** 的第七至第十二個月之租金及公共費用預繳金。
- d) 該物業之租金及公共費用預繳金須於上述日期或之前預繳，如果逾期七個工作天，租客須額外繳付該期租金及公共費用預繳金的額外 2% 作為追討拖欠租金的行政費用。

15. Provided the Tenant shall have paid the Rent and other outgoings on the days and in the manner herein provided and observe and perform the terms and conditions herein contained and on the Tenant's part to be observed and performed, the Tenant shall peacefully hold and enjoy the Premises during the Term of Tenancy without any interruption by the Company.

若租客按時清繳租金和雜費及沒有干犯此合約內任何條款，則公司不得在租約期內干擾租客享用該物業。

16. The Tenant agrees with the Company, including but not limited to, not to smoke in the share area in the Premises or replace any person other than the Tenant to enjoy the Premises, and not to use the Premises or any part thereof for any illegal or immoral purpose. Shall any of the above conditions be breached, company reserves the right to terminate this tenancy agreement without any prior notice and attains any rights for disputes and claim the damages.

租客同意公司在物業任何地方內（包括但不限於）不得於大廈公共用地方抽煙或更換任何非租客以外人士享用物業及不得使用物業作為任何非法或不道德行為。如觸犯有關以上條例，公司將有權隨時終止本租賃合約及保留任何追究權利及追討賠償。

17. Company reserves the right to terminate this tenancy agreement without any prior notice if the tenants cause disturbance to other tenants. Should there be any loss, destruction or damage of public area & premise's decoration, furniture, electric appliance (including without limitation to loss, destruction or damage) caused by tenant, tenant carries full responsibility and company attains any rights for disputes and claim the damages.

租客如對本大廈其他住客做成滋擾，公司將有權隨時終止本租賃合約。而大廈公用地方及單位內的裝潢，傢私及電器如有損失、毀壞或損害，公司保留任何追究權利及追討賠償。

18. The Tenant agrees with the Company, including but not limited to, not to smoke anywhere in the Premises, not to invite, share or replace any person other than the Tenant to enjoy the Premises, not to keep any pets, and not to use the Premises or any part thereof for any illegal or immoral purpose. Shall any of the above conditions be breached, the Company has the rights to forfeit all Security Deposit and terminate this Tenancy Agreement at anytime.

租客同意公司在物業任何地方內（包括但不限於）不得抽煙，不得邀請、分享或更換任何非租客以外人士享用物業，不得飼養寵物及不得使用物業作為任何非法或不道德行為。如觸犯任何以上條例，公司將有權沒收所有保證金及隨時終止本租賃合約。

19. The Tenant agrees with the Company, including but not limited to, give full access to the Premises and carry out any inspection, renovation, repair or improvement works as determined by the Company
租客同意公司（包括但不限於）進入物業及進行任何公司所決定的檢查，裝修，維修或改善工程。
20. This agreement supersedes all prior negotiation, representation, understanding and agreements of parties hereto.
本合約取代雙方過往所有之談判、聲稱、理解及協議。
21. If there is any conflict between the English version and the Chinese version in this agreement, the English version shall prevail.
中文文本存有差異時，將以英文文本為準。

Confirmed and Accepted all the terms by
Blossom Fortune Limited
博濠有限公司確認及接受這合約內所有條款的
約束

Confirmed and Accepted all the terms and
contained herein by the Tenant
租客確認及接受這合約內所有條款的約束

B.R. No.: 66738720-000-10-18-A
商業登記証號碼
Signing Date:
簽約日期:

ID / Passport No.: **Z123456(7)**
身份証 / 護照號碼
Tenant Name: **CHAN TAI MAN**
租客名稱: **陳大文**
Signing Date :
簽約日期:

Key Points of Tenancy Agreement

租賃合約簡要

The Premises: 物業	Room 3 Bed II, Flat C, 15/F, YOOFHILL, 71-77 Hill Road, HONG KONG 香港山道 71-77 號 YOOFHILL 15 樓 C 單位 3 號房 II 號床
The Company: 公司	BLOSSOM FORTUNE LIMITED 博濠有限公司
Address: 地址	Unit 04, 7th Floor, Greenfield Tower, Concordia Plaza, 1 Science Museum Road, Tsim Sha Tsui East Kowloon 香港九龍尖沙咀東科學館道 1 號康宏廣場 7 樓 04 室
Telephone: 電話	+852 2838 7997
The Tenant: 租客	CHAN TAI MAN 陳大文
Offer: 錄取通知	Conditional Offer (HKU) – Master of Laws
E-mail: 電郵	chantaiman@gmail.com
Telephone: 電話	+852 1234 5678
Fixed Term of Tenancy 死約租期	From 16/08/2020 To 15/08/2021 (Both days inclusive) 由 2020 年 08 月 16 日 至 2021 年 08 月 15 日 (包括首尾兩天)
Rent: 租金	HK\$5,985 per month (inclusive of government rent and rates) 每月為港幣 \$5,985 (包括地租及差餉)
Security Deposit: 保證金	HK\$17,955 港幣 \$17,955

Common Area 共享空間 -**Living Room & Dining Room 客飯廳**

3	Ceiling Lamp	天花燈
1	Dining Table	餐檯
4	Dining Chair(s)	餐椅
1	TV Cabinet	電視櫃
1	Locker(s)	儲物櫃
1	Air-conditioner	冷氣機
1	Curtain	窗簾

Common area 共享空間 - Kitchen 廚房

1	Ceiling Lamp	天花燈
1	Gas Cooker	煤氣爐
1	Water Heater	熱水器
1	Refrigerator	雪櫃
1	Kitchen Cabinet	廚櫃
1	Range Hood	抽油煙機
1	Microwave	微波爐
1	Ventilation Fan	抽風扇

Bedroom 睡房 - share bed (Twin Room) 雙床間

2	Ceiling Lamp	天花燈
1	Air-conditioner	冷氣機
1	bunk bed with Mattress	上層床
1	Desk with Chair	書檯連椅
1	Wardrobe	衣櫃
1	Curtain	窗簾

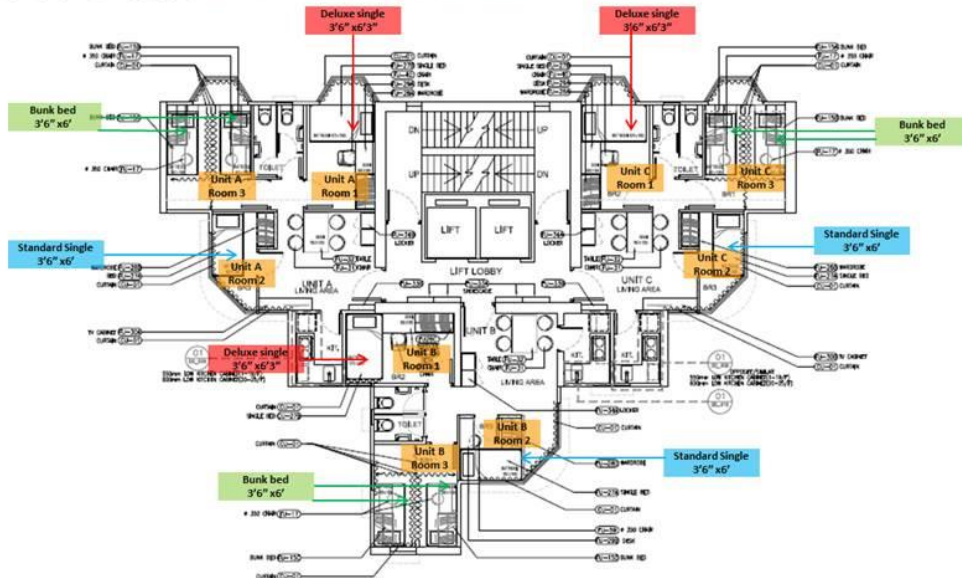
Common area 共享空間 - Washroom 洗手間

1	Water Heater	熱水爐
1	Ventilation Fan	抽氣扇
2	Mirror Box	鏡櫃
2	Sink	洗手盆
2	Shower	淋浴花灑
2	Lavatory	廁所

Appendix 1
附件 1

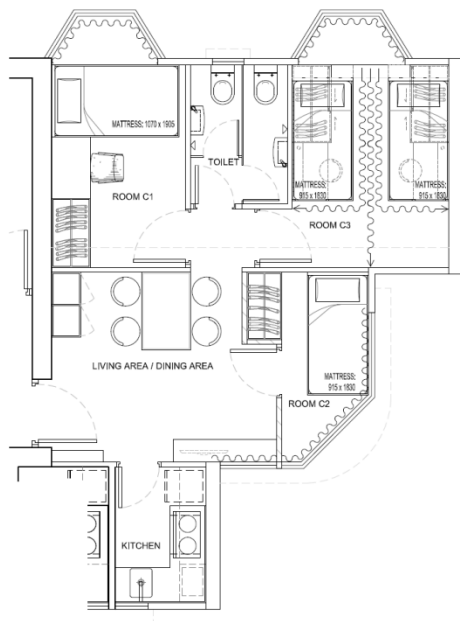
Floor Plan for Whole Floor - 全層平面圖

Floor Plan 2-19/F Shared Units



Floor Plan for Unit C - C 單位平面圖

2/F-19/F UNIT C
SALEABLE AREA: 467.330ft²
SALEABLE AREA: 43.416m²

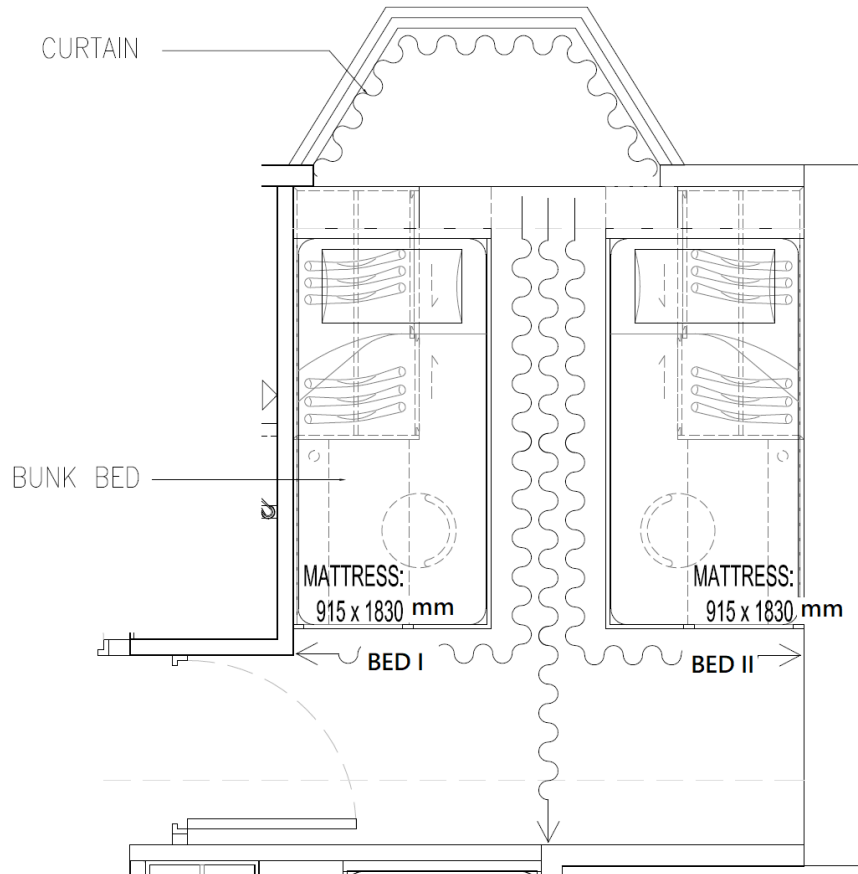


Floor Plan for Twin Room 雙床房平面圖

1/F – 19/F UNIT C – Room 3 (STANDARD TWIN)

SALEABLE AREA: 116.240ft²

SALEABLE AREA: 10.799m²



Liability and Indemnity 責任和賠償

1. The Tenant shall inform the company in writing immediately if the Tenant shall become aware of any breach or potential breach of any of the terms (express or implied by law) of this Agreement by the company and allow sufficient time for the tenant to remedy the breach (if any).
如果租客知悉本公司違反或可能違反本協議的任何條款（法律明示或暗示）並允許租客有足夠的時間補救，租客應立即以書面形式通知公司。（如果有的話）。
2. The company shall not be liable to the tenant for any loss within the Premises, the units and the rooms.
對於任何大廈內、單位內及房間內的損失，本公司不承擔責任。
3. The Tenant shall indemnify the company against all loss of or damage to any property of the company. Costs (including legal costs on a full indemnity basis) and expenses incurred sustained by the company arising out of the negligence or the wilful misconduct of the tenant.
租客應賠償公司的任何財產損失或損壞。成本（包括全額賠償的法律費用）和公司因租客的疏忽或故意不當行為而產生的費用。
4. The Tenant shall indemnify and keep indemnified the company fully and effectively against any and all losses, claims, damages, costs, charges, expenses, liabilities, proceedings and actions which the company may sustain or incur or which may be brought or established against it by any person and which in any case arises out of or in relation to or by reason of, but not limited to, the following:
 - a. The negligence or wilful misconduct of the tenant;
 - b. The breach or the non-performance or non-observance of any of the provisions, warranties and undertakings, obligations or conditions of this Agreement by the tenant.
 - c. Any unauthorized act of the tenant;租客應全面有效地賠償本公司可能遭受的任何和所有損失，索賠，損害賠償，費用，收費，費用，責任，訴訟和訴訟，以及公司可能遭受或可能帶來或確立的任何損失，賠償和賠償。由任何人提出，並且在任何情況下由以下內容產生或與之相關，或不限於以下內容
 - a) 租客的疏忽或故意不當行為;
 - b) 租客違反或不履行或不履行本協議的任何條款，保證和承諾，義務或條件
 - c) 租客的任何未經授權的行為
5. For the purposes of this Condition, “negligence” shall have the same meaning as that assigned to it in Section 2(1) of the Control of Exemption Clauses Ordinance (Cap. 71).
就本條件而言，“疏忽”的涵義與“管制免責條款條例”（第71章）第2（1）條所賦予的涵義相同。



Acknowledge and received by

確認及接收

ID / Passport No. 身份証 / 護照號碼: **Z123456(7)**

Tenant Name 租客名稱: **CHAN TAI MAN 陳大文**

Signing Date 簽約日期: