

臨時租約  
PROVISIONAL TENANCY AGREEMENT

No. 25003

(1) 立約方為:

This Agreement is signed between

1.1 業主: \_\_\_\_\_ 日期 Date: \_\_\_\_\_  
Landlord: \_\_\_\_\_ 身份證 / 商業登記號碼: \_\_\_\_\_  
ID/BR No: \_\_\_\_\_  
1.2 租客: \_\_\_\_\_ 身份證 / 商業登記號碼: \_\_\_\_\_  
Tenant: \_\_\_\_\_ ID/BR No: \_\_\_\_\_  
地址: \_\_\_\_\_ 物業用途: \_\_\_\_\_  
Address: \_\_\_\_\_ Usage of the Property: \_\_\_\_\_  
1.3 經紀: 佳誠物業顧問有限公司 Ka Shing Property Consultants Limited 商業登記號碼 BR No: 54369450  
Agency: \_\_\_\_\_ 地產代理(公司)牌照號碼: C-072161 (A-000)  
註冊地址: \_\_\_\_\_ 電話: 23892224 傳真: 23892004  
Register Address: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

(2) 物業地址

Property at: \_\_\_\_\_

(3) 租期: \_\_\_\_\_ 年, 由 \_\_\_\_\_ 年 \_\_\_\_\_ 月 \_\_\_\_\_ 日至 \_\_\_\_\_ 年 \_\_\_\_\_ 月 \_\_\_\_\_ 日止, 包括所述兩日。

Term of lease: \_\_\_\_\_ Year(s) commencing from \_\_\_\_\_ to \_\_\_\_\_ (both days inclusive)

(4) 每月租金: 港幣

Monthly Rent: HK\$ \_\_\_\_\_ 元正 (包括 / 不包括差餉) (包括 / 不包括地租) (包括 / 不包括管理費)  
(inclusive / exclusive of rates) (inclusive / exclusive of Government Rent) (inclusive / exclusive of Management Fee)

(5) 付款方式:

Terms of Payment:

a. \_\_\_\_\_ 個月租金按金連壹個月上期租金及電費按金 HK\$ \_\_\_\_\_ 合共港幣: \_\_\_\_\_。於簽署正式租約時或之前支付。  
所有按金業主將於租約終止時無息退還予租方。

\_\_\_\_\_ Months rental deposit and One Month rent in advance and Electric Deposit HK\$ \_\_\_\_\_, total is HK\$ \_\_\_\_\_. To be paid on or before signing of the formal tenancy agreement. The deposit shall be refunded to the Tenant by the Landlord without interest on expiration of the tenancy.

b. 租客即付臨時訂金港幣: \_\_\_\_\_  
Preliminary Deposit paid by the Tenant is HK\$ \_\_\_\_\_

c. 簽署正式租約時須付餘額港幣: \_\_\_\_\_  
Balance to be paid upon signing the formal tenancy agreements is HK\$ \_\_\_\_\_

(6) 6.1 正式租約須於 \_\_\_\_\_ 年 \_\_\_\_\_ 月 \_\_\_\_\_ 日或之前於 \_\_\_\_\_ 佳誠物業顧問有限公司 \_\_\_\_\_ 簽署。  
The Formal Tenancy Agreement must be signed on or before \_\_\_\_\_ at Ka Shing Property Consultants Limited

6.2 交樓日期為: \_\_\_\_\_ 於 \_\_\_\_\_ 或之前, 業主須將該物業交吉予租方。  
Delivery date of the property will be: on or before \_\_\_\_\_, the Landlord shall deliver vacant possession of the said premises to the Tenant.

(7) 經紀服務費:

Agency Fee:

7.1 簽署正式租約時, 租客須即付本公司服務費港幣 \_\_\_\_\_。  
Upon signing the formal tenancy agreement, the Tenant must pay our company a service charge of HK\$ \_\_\_\_\_

7.2 簽署正式租約時, 業主須即付本公司服務費港幣 \_\_\_\_\_。  
Upon signing the formal tenancy agreement, the Landlord must pay our company a service charge of HK\$ \_\_\_\_\_

(8) 互相遵守之條款:

Terms and Conditions:

8.1 簽訂租約之厘印費及律師費由業主及租客平分負擔。如雙方分別律師代表, 即各自付己方之律師費。  
The Stamp Duty and legal costs (if any) for tenancy agreement to be shared equally. If the parties are separately represented, they should pay their own legal cost.

8.2 租客如過時不簽署正式租約, 業主除將租客所交訂金沒收外, 並有權將該物業再行出租。  
If the Tenant fails to sign the formal tenancy agreement within the said date, the deposit will be forfeited and the Landlord shall have the right to lease this property to other parties.

8.3 業主如過時不簽署正式租約, 將須雙倍發還臨時訂金, 即 (港幣 \$ \_\_\_\_\_) 以作賠償。  
If the Landlord fails to sign the formal tenancy agreement within the said date should pay double of the deposit to the Tenant i.e. (HK\$ \_\_\_\_\_)

8.4 如任何一方不簽署正式租約, 則悔約之一方須付足本公司之費用, 即 (港幣 \$ \_\_\_\_\_)  
If either the Landlord or the Tenant fails to sign the formal tenancy agreement within the said date, the defaulting party should pay our company's fee of (HK\$ \_\_\_\_\_)

8.5 如雙方同意取消合約, 仍需各付服務費。  
If both parties agree to cancel this agreement, each party should still pay our company's service charge.

(9) 如本合約由業主或租方的代理人或授權人簽署, 則代理人或授權人須個人承擔本合約之所有責任。  
Should the signatory by an agent(s) or attorney(s) of the Landlord / Tenant, the agent(s) or attorney(s) shall be personally liable for all the liabilities arising from this agreement.

(10) 備註 Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

業主簽署接受  
Signed by the Landlord  
簽署人姓名  
Name of Signatory(ies) \_\_\_\_\_  
身份證號碼  
I.D.No.(s) \_\_\_\_\_

代理簽署接受  
Signed by the Agent  
代理姓名  
Name of Agent \_\_\_\_\_  
牌照號碼  
Licence No.(s) \_\_\_\_\_

租方簽署接受  
Signed by the Tenant  
簽署人姓名  
Name of Signatory(ies) \_\_\_\_\_  
身份證號碼  
I.D.No.(s) \_\_\_\_\_

茲收到租客臨時訂金 Received deposit from the Tenant	港幣 HK\$ _____	業主簽收 Received by the Landlord
Cash/Cheque No _____		Bank _____

註: 在任何情況下, 任何一方簽署上述合約須負上該合約內容之法律責任。  
Remarks: Under any circumstances, the one who signed the above agreement will be legally liable to the content of it.