

車位租約

Car Park Tenancy Agreement

本合約訂於 日/月/年 31/07/2018 由業主及租客訂立，雙方資料詳列於附表一。
This Agreement is made on dd/mm/yyyy 31/07/2018 Between the Landlord and the Tenant as more particularly described in Schedule I.

業主及租客雙方以詳列於附表一的租期及租金分別租出及租入詳列於附表一的物業，並同意遵守及履行下列條款：-
The Landlord shall let and the Tenant shall take the Premises for the Term and at the Rent as more particularly described in Schedule I and both parties agree to observe and perform the terms and conditions as follow:-

- 1 租客須在租期內每個月份的 1 號或以前上期繳付指定的租金予業主。倘租客於應繳租金之日的七天內仍未清付該租金，則業主有權採取適當行動追討租客所欠的租金，而由此而引起的一切費用及開支將構成租客所欠業主的債項，業主將有權向租客一併追討所欠款項全數。
The Tenant shall pay to the Landlord the Rent in advance on or before 1 (st/nd/rd/th) of each and every calendar month during the Term. If the Tenant shall fail to pay the Rent within 7 days from the due date, the Landlord shall have the right to institute appropriate action to recover the Rent and all costs, expenses and other outgoings so incurred by the Landlord in relation to such action shall be a debt owed by the Tenant to the Landlord and shall be recoverable in full by the Landlord.
- 2 租客不得轉讓、轉租或分租該車位予任何其他人士。此租約權益為租客個人擁有。
The Tenant shall not assign, transfer, sublet or part with the possession of the car park space to any other person. This tenancy shall be personal to the Tenant named therein.
- 3 租客須遵守該停車場之守則。
The Tenant shall comply with all regulations and rules of that parking lot.
- 4 租客須交予業主保證金(金額如附表一所示)，業主須於退租時七天內無息退還該保證金予租客。
The Tenant shall pay to the Landlord the Security Deposit set out in Schedule I, the Landlord shall refund the Security Deposit to the Tenant without interest within 7 days after termination of this agreement.
- 5 業主須交入閘卡或泊車證予租客，若該証及卡在租期內有所遺失該責任由租客負責，該証及卡須於約滿後由租客交還給業主。
The Landlord shall provide access card or parking permit to the Tenant, and the Tenant shall responsible for the lost of access card and parking permit during the Term, and should return the access card or parking permit to the Landlord after the termination of this agreement.
- 6 業主及租客雙方同意遵守附表二的附加條件 (如有)。
The Landlord and the Tenant agree to be bound by the additional terms and conditions in Schedule II (if any).
- 7 此合約內的英文本與中文本存有差異時，將以英文本為準。
If there is any conflict between the English version and the Chinese version in this Agreement, the English version shall prevail.

附表一
Schedule I

車位地址: Address of Car Park space :	B123, Fortune Building, 8 Fortune Road, Yuen Long, N.T.				
業主 Landlord	名 Name 聯絡地址 Address	Chang Siu Ming 12A, Happy Building, 15 Happy Road, Kwun Tong, Kowloon	身份証/商業登記証號碼 HK ID / BR No. A123456(A) 電話 Phone 98765432		
租客 Tenant	名 Name 聯絡地址 Address	Wong Siu Keung Rm 2808, Fortune Building, 8 Fortune Road, Yuen Long, N.T.	身份証/商業登記証號碼 HK ID / BR No. B234567(A) 電話 Phone 91234567		
租期 Term	由 From	日/月/年 dd/mm/yyyy 01/08/2018	至 To	日/月/年 dd/mm/yyyy 31/07/2020	(包括首尾兩天) (both days inclusive)
每月租金, 港幣 Rent Per Month, HKD	2,000	保證金, 港幣 Security Deposit, HKD	4,000		

附表二
Schedule II

1 業主或租客需負責下列費用 Landlord or Tenant shall be responsible for the following payments:

業主 / Landlord	負責管理費 For Management Fee	業主 / Landlord	負責差餉 For Government Rate	業主 / Landlord	負責地租 For Government Rent
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2 儘管與前文不符, 業主或租客可給予另一方不少於 1 個月的書面通知或 1 個月租金作代通知金提早解除此租約; 唯該書面通知書不得早於由租期起計之 11 個月內發出。
Notwithstanding anything to the contrary hereinbefore contained, either party shall be entitled to terminate this Agreement earlier than as herein provided by serving not less than 1 months' written notice or by paying 1 months' Rent in lieu to the other party provided that the said written notice shall not be served before the expiration of the 11 months of the Term of Tenancy.

3 業主收租之銀行戶口:

Landlord's bank account for receiving rent payment : Hang Fung Bank 0412524768

4 其他 Others: NA

業主收到租客, 港幣
Landlord received HKD

4,000

保證金
Security Deposit from Tenant

支票號碼(如有)

123-456789-012345-789

業主收到租客, 港幣
Landlord received HKD

2,000

首月租金
Initial Rent from Tenant

支票號碼(如有)

123-456789-012345-789

租客接收到業主
所交屬該車位的
Tenant received from
Landlord for the Car Park

1 條鎖匙/key(s)
及/And
1 匙卡/key card(s)






業主確認接受這合約內所有條款的約束:
Confirmed and accepted all the terms and conditions
herein by the Landlord:

租客確認接受這合約內所有條款的約束:
Confirmed and accepted all the terms and conditions
herein by the Tenant:





身份証/商業登記証號碼 A123456(A)

身份証/商業登記証號碼 B234567(A)