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競投物業注意事項 Bidders Notice

- 1) 有關拍賣之物業乃依據賣方代表律師行所核實之拍賣條款而出售。
Properties are sold according to the Conditions of Sale.
- 2) 有關物業之拍賣條款可於拍賣前到本公司或於拍賣會場接待處領取。任何人仕如對拍賣條款有任何疑問，應自行查詢及尋求適當之法律意見才作出競投。
Interested bidders shall collect the Conditions of Sale in our office or in the reception of the venue. Intending Purchasers and the Purchaser should rely on their own inspection and verification and should satisfy themselves on all matters before they bid.
- 3) 競投者可於拍賣前委託其代表律師對其競投之物業業權及契據進行查察。
(物業之有關契據，在拍賣前可在賣方之律師樓供買家查閱)
Interested bidders shall appoint his / her solicitors to inspect the muniments of title of the Property in the Vendor's possession prior to the sale during business hours at the office of the Vendor's Solicitors.
- 4) 凡於拍賣會開始後舉手競投物業之人仕，均被視作接受所競投物業之業權契據，拍賣條款及一切狀況，任何買家於拍賣員落槌後必須履行拍賣條款之內容完成交易，而不得對業其競投物業之業權，拍賣條款及狀況進行質詢及反對。
Interested bidders in the auction whether or not be shall have inspected the muniments of title in the Vendor's possession, Conditions of Sale and the state and condition of the property, anytime prior to the sale, shall be deemed to have full notice or knowledge of the contents thereof. Purchasers shall not make any requisition or objection in respect thereof and shall complete the transaction and comply with all the terms in such Conditions of Sale.
- 5) 凡成功投得物業者，必須於拍賣員下槌後即時簽署有關競投物業之合約，並即時支付條款內所規定之銀碼作為訂金（一般為樓價 10%）及樓價 1%作為本公司之服務佣金（最低收費為港幣壹萬元正，以較高者為準）。
The Purchaser shall immediately on fall of the hammer, sign the MEMORANDUM OF AGREEMENT and shall pay a deposit, as stipulated in the MEMORANDUM OF AGREEMENT (which is normally 10% of the purchase money) and pay to our company a commission equivalent to one per cent (1%) of the purchase money (subject to a minimum charge of HK\$10,000.00).
- 6) 凡成功投得物業者，必須提供以下文件，以便本公司核實購買者身份：-
個人名義：競投者身份證明文件（例如：身份証、護照等）。
公司名義：商業登記證、最近公司年報、有關是次購買物業之股東會議紀錄、公司圖章以及競投者與簽約人仕之身份證明文件。
The Purchaser shall provide ID Card or Passport documents for verification purpose. If buying in the name of a company, purchasers shall bring along the following items for verification:-
 - a. A valid Business Registration
 - b. A recent Annual Return
 - c. A Minutes of Directors' meeting marking consent to such purchase
 - d. Company chop
- 7) 訂金及佣金支票必須要由合約上所登記之買方直接發出。如由第三者代發出的支票，必須由支票發出人於支票背書及簽署證明所發出支票是作為購買所競投物業之用途。
Cheque paid for the deposit and commission shall be issued directly from the Purchaser, who / which sign the MEMORANDUM OF AGREEMENT. If the cheque is issued by any third party, one shall sign and certify that such payment is for the purpose of buying the Property.

詳情請參閱拍賣章程，上述資料只供參考，並不擔保其為正確無誤，買家須自行查詢以確定及滿意所有事項。

