



**A POWER OF ATTORNEY**

made the 8<sup>TH</sup> day of DECEMBER 2022 by me

**WONG KA WAI ALVAN ( 黃家偉 )** (Holder of Hong Kong Identity Card No.**Z413030(9)**) of 2 Samantha Court, Templestowe, Victoria 3106, Australia (hereinafter called "the Grantor")

**WHEREAS**

- (1) I am the registered owner and surviving Joint Tenants of All That premises more particularly described in the Schedule hereto (hereinafter called the "said premises").
- (2) I am desirous of appointing an attorney to act for me in all or any matters concerning the said premises in manner hereinafter appearing.

NOW THIS DEED WITNESSETH that I, the said **WONG KA WAI ALVAN ( 黃家偉 )** DO HEREBY appoint **SUNG WONG YEW FONG ( 宋黃耀芳 )** (Holder of Hong Kong Identity Card No.**A967975(0)**) of Flat A, 32<sup>nd</sup> Floor, Tower 6, Ocean Shores, 88 O King Road, Tseung Kwan O, New Territories, Hong Kong (hereinafter called "the Attorney") to be my true and lawful attorney for me in my name or in the name of the Attorney and on my behalf to do perform and observe all or any of the following acts deeds and things that is to say :-

1. To enter upon when and as often as the Attorney shall think proper the said premises or any part thereof to view the state of repair thereof and where appropriate to order direct and effect all necessary or proper repairs and improvements of or concerning the same.
2. To pay all taxes rates charges expenses and other outgoings whatsoever from time to time payable by or chargeable upon the Grantor for or on account of the said premises and to insure same against loss or damage by fire and pay the insurance premium therefor.
3. To employ solicitors, barristers, architects, engineers and all other professional bodies necessary for the management control and recovering possession of the said premises.
4. From time to time to appoint and remove at pleasure any substitute or substitutes as attorney or attorneys which said substitute or substitutes when appointed shall have all the powers herein

conferred on the Attorney including the power to appoint a substitute or substitutes in his or their own stead.

5. The phrase "the Attorney" shall (wherever the context so requires or admits) include any substitute or substitutes appointed under the foregoing provisions in that behalf.

6. To dispose of (whether by way of gift sale surrender exchange lease or otherwise) or deal with the said premises or any part thereof and in particular :-

- (a) To sell the said premises or any part thereof whether by public auction or private contract and upon such terms as the Attorney shall think fit and subject to any condition as to title or otherwise with power to buy in or to rescind any contract for sale and to re-sell.
- (b) To give or accept any interest in real or personal estate as the consideration for any transaction, and to assign and transfer the said premises or any part thereof by way of gift to any person or persons and in such manner as the Attorney shall think fit.
- (c) To redeem any mortgages of the said premises and to obtain reassignments thereof.
- (d) To execute sign seal and deliver all sale and purchase agreements assignments conveyances surrender and deed of exchange and deed of gift thereof in respect of the said premises.
- (e) To receive and give valid receipt and discharge for all proceeds of sale in respect of the said premises.

7. To receive and give valid receipt of all moneys to be paid or refunded to me relating to the said premises and deposit the said moneys or part thereof with any banker in my name.

AND GENERALLY to act in relation to the said premises or any part or parts thereof as fully and effectually in all respects as I myself could do and I HEREBY undertake to allow ratify and confirm everything which the Attorney shall lawfully do or cause to be done in respect of the said premises or any part or parts thereof by virtue of these presents including whatsoever shall be done between the revocation of these presents by any means and the time of such revocation becoming known to the Attorney.

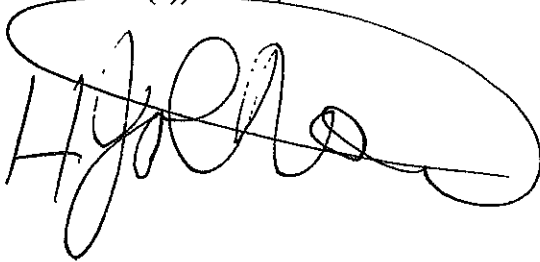
AND IT IS HEREBY DECLARED that for the purpose of the interpretation of these presents words herein denoting the singular number include the plural number and vice versa and words herein denoting masculine gender include feminine gender.

THE SCHEDULE ABOVE REFERRED TO

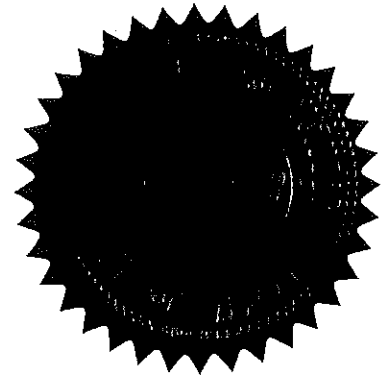
ALL THOSE 78 equal undivided 405,368<sup>th</sup> parts or shares of and in ALL THAT piece or parcel of land known and registered in the Land Registry as **NEW KOWLOON INLAND LOT NO.6414** (Flat 2 on 26<sup>th</sup> Floor of Block B of Yau Chui Court, Kowloon, Hong Kong)

IN WITNESS whereof I have hereunto set my hand and seal the day and years first above written.

SIGNED SEALED and DELIVERED by  
the said WONG KA WAI ALVAN (Holder  
of Hong Kong Identity Card  
No. **Z413030(9)**) in the presence of :-



**HUGH JOHN PEARCE**  
NOTARY PUBLIC  
OFFICE OF JOHN PEARCE  
SOLICITOR & NOTARY PUBLIC  
Level 13, 200 Queen Street  
Melbourne, Victoria 3000, Australia  
My Commission is not limited by time.



OFFICE OF JOHN PEARCE  
SOLICITOR & NOTARY PUBLIC  
Level 13, 200 Queen Street  
Melbourne, Victoria 3000, Australia