

**Form of enduring power of attorney
(for appointment of only one attorney)**

Form 1

Information you must read

1. This form is a legal document that allows you to create an enduring power of attorney (***EPA***). An EPA enables you to authorize another person (***your attorney***) to act on your behalf in relation to your property and financial affairs. **You must use this form if you intend to appoint only one attorney.** If you become mentally incapable, your attorney will be able to make decisions for you after your attorney has registered this form with the Registrar of the High Court.
2. (Repealed 13 of 2013 s.59)
3. You must complete Part A.
4. **Paragraph 1 of Part A:** You must include the name and address of the person you wish to appoint as your attorney at paragraph 1 of Part A. The person you appoint as your attorney must be over 18 years of age and must not be bankrupt or mentally incapable. Your attorney does not have to be a solicitor. Your attorney must complete Part B and sign this form in the presence of a witness.
5. **Paragraph 2 of Part A:** You cannot give your attorney a general authority over all your property and financial affairs. If you do, your EPA will not be valid. Instead, you must specify at paragraph 2 of Part A what you authorize your attorney to do with your property and financial affairs, or the particular property or financial affairs for which you have given your attorney authority to act. For example, you may decide to give your attorney authority only for a particular bank account, or a particular piece of property.
6. **Paragraph 3 of Part A:** You may include any restrictions you like

on the authority you give to your attorney. For example, you may include a restriction that your attorney must not act on your behalf until your attorney has reason to believe that you are becoming mentally incapable, or that your attorney must not enter into a contract without first seeking legal advice if its value exceeds a specified amount. You should set out these restrictions at paragraph 3 of Part A.

7. Unless you include a restriction preventing it, your attorney will be able to use any of your money or property to make any provision which you might be expected to make yourself for the needs of your attorney or the needs of other persons. Your attorney will be able to use your money to make gifts, but only for reasonable amounts in relation to the value of your money and property.
8. Your attorney may recover out-of-pocket expenses for acting as your attorney. If your attorney is a professional person, such as an accountant or a solicitor, your attorney may charge for any professional services provided when acting as your attorney.
9. If your attorney has reason to believe that you are, or are becoming, mentally incapable of managing your affairs, your attorney must apply to the Registrar of the High Court to register this EPA. Registration will allow your attorney to make decisions for you after you have become mentally incapable.
10. **Paragraph 4 of Part A:** If you would like to be notified before your attorney applies to the Registrar of the High Court to register this EPA, or if you would like other persons to be notified, you must include the names and addresses of the persons to be notified at paragraph 4 of Part A. You can include up to 2 persons to be notified in addition to yourself. If your attorney does not notify you or the persons you have nominated, that does not prevent the registration of your EPA or make it invalid. However, in any legal proceedings relating to the EPA the court may, if it considers it appropriate, draw

an adverse inference from the failure to notify you or the nominated persons.

11. **Paragraphs 7, 9 and 10 of Part A:** You must sign this form at paragraph 7 of Part A and fill in the names and addresses of the registered medical practitioner and the solicitor who are present when you sign. If you do not sign in the presence of both the registered medical practitioner and the solicitor at the same time, you must sign the form in the presence of the solicitor no later than 28 days after the date on which you sign in the presence of the registered medical practitioner. The registered medical practitioner and the solicitor will need to complete the certificates at paragraphs 9 and 10 of Part A respectively to certify that you are mentally capable when you sign this form.
12. **Paragraph 8 of Part A:** If you are physically incapable of signing this form yourself, you can direct someone else to sign on your behalf. In this case, paragraph 8 of Part A must be completed and that person must sign at that paragraph in your presence and in the presence of the registered medical practitioner and the solicitor. The person signing on your behalf must not be your attorney, the spouse of your attorney, the registered medical practitioner or the solicitor before whom the instrument is signed or the spouse of the registered medical practitioner or the solicitor.
13. This form takes effect as an EPA in accordance with section 10 of the Enduring Powers of Attorney Ordinance (Cap. 501) when it is signed by you or the person signing on your behalf and under your direction before the solicitor. You should note that unless and until this form is so signed, it has no effect either as an EPA or an ordinary power of attorney. However, if you wish, you may choose a later date or later event, on which the EPA will take effect. In such case you must specify this later date or event in paragraph 5 of Part A.

Form of enduring power of attorney (for appointment of only one attorney)

Part A

*[This Part must be completed by the person appointing the attorney (**the donor**), except for paragraphs 9 and 10, which must be completed by a registered medical practitioner and a solicitor respectively. You should read the explanatory information given under the heading “**Information you must read**” before you fill it in. Do not sign this form unless you understand what it means.]*

1. Appointment of attorney by donor

I, Donor's name, holder of Donor's Hong Kong Identity Card Number, of the leased unit of The Tanner Hill Development, Hong Kong, appoint the attorney's name here, holder of attorney's identification document of attorney's address to be my attorney under the Enduring Powers of Attorney Ordinance (Cap. 501).

2. Attorney's authority

*[You must specify what you authorize your attorney to do. You cannot give a general authority over all your property and financial affairs. **If you do, your EPA will not be valid.** You can **either** specify at subparagraph (1) what you authorize your attorney to do by ticking any or all of the appropriate boxes, **or** tick no box, in which case you must list at subparagraph (2) the particular property or financial affairs for which you have given your attorney authority to act. If you have ticked any or all the boxes at subparagraph (1), you may still list at subparagraph (2) any particular property or financial affairs in relation to which you have given your attorney authority to act. You must not make no ticks at subparagraph (1) **and** list no property at subparagraph (2).]*

(1) My attorney has authority to act on my behalf:

- ☐ (a) to collect any income due to me;
- ☐ (b) to collect any capital due to me;
- ☐ (c) to sell any of my movable property;
- ☐ (d) to sell, lease or surrender my home or any of my immovable property;
- ☐ (e) to spend any of my income;
- ☐ (f) to spend any of my capital; (13 of 2013 s.59)
- ☐ (g) (Repealed 13 of 2013 s.59)

(2) My attorney has authority to act on my behalf in respect of the following property or financial affairs: *[If you want your attorney to act for you only in relation to some of your property or financial affairs, you must list them here.]*

Without limiting or restricting in any way the generality of my attorney's authority to act on my behalf as set out in paragraph 2(1) above :-

(A) [Address of the Donor's unit at "Tanner Hill Development"]
or any replacement thereof ("My Leased Unit")

- ☐ (a) to represent me in all matters and dealings relating to My Leased Unit and the lease agreement (the "Lease") and the service agreement (the "Service Agreement") of My Leased Unit with Hong Kong Housing Society ("HKHS", which expression shall, where the context requires or permits, include any successor or assign of Hong Kong Housing Society) under a three-tower development at Tanner Hill, North Point now completed by HKHS ("Tanner Hill Development") and to make agree and accept any alteration, modification or amendment of any terms

and conditions relating to the Lease and/or the Service Agreement (including addition of tenant) as my attorney shall in his absolute discretion think fit and to enter into any addendum or supplemental agreement for the aforesaid purpose(s) with HKHS;

- ☐ (b) to surrender the Lease to HKHS, and to terminate the Lease and the Service Agreement with HKHS, in each case on such terms and conditions as my attorney shall in his absolute discretion think fit, and for the aforesaid purposes as my act and deed to serve or accept (as the case may be) any notice, correspondences and documents to or from HKHS and to negotiate, make, execute, sign, seal and deliver all deeds and documents in connection therewith (including (but without limitation) deed of surrender, surrender agreement, cancellation agreement, and any notice of revocation of occupation of My Leased Unit by the permitted occupier thereof) in respect of My Leased Unit on such terms and conditions as my attorney shall in his absolute discretion think fit, and to carry out and enforce all covenants, terms and conditions on my part or in my favour (as the case may be) contained in any such deeds and documents;
- ☐ (c) to claim against HKHS and to receive on my behalf as my attorney all sums of money payable by HKHS to me upon the termination of the Lease and/or the Service Agreement including (without limitation) (each capitalized terms below shall be of the same meaning as defined in the Lease or the Service Agreement (as the case may be)):

[Notes : For Long Lease:

- (i) *the Refund;*

(ii) *the RCHE Subsidy; and]¹*

OR

[Notes: For Short Lease :

(i) *the Compensation;*

(ii) *the Deposit; and]²*

(iii) the refund of any surplus advance payment held by HKHS under the Lease and/or the Service Agreement which has not been utilized by HKHS at the time of termination of the Lease Agreement and the Service Agreement;

I do hereby declare that all and every receipts, deeds, documents, matters and things which shall be given, made, signed, sealed, executed, delivered or done by my attorney for such purposes described in this sub-paragraph (c) and/or under sub-paragraph (b) above shall be as good, valid and effectual to all intents and purposes whatsoever as if the same had been given, made, signed, sealed, executed, delivered or done by me;

- ☐ (d) upon termination of the Lease, to yield up and deliver vacant possession of My Leased Unit to HKHS and to deliver to HKHS all keys giving access to all parts of My Leased Unit in accordance with the terms of the Lease;
- ☐ (e) to make agree and accept and enter into any regrant of new lease and new service agreement with HKHS for exchange or replacement of my existing unit to any other unit of and in the Tanner Hill Development and to make agree and accept any alteration, modification or amendment of any

¹ Delete as appropriate

² Delete as appropriate

terms and conditions relating to the said regrant of new lease (including addition of tenant) and new service agreement as my attorney shall in his absolute discretion think fit and to enter into any addendum or supplemental agreement for the aforesaid purpose with HKHS;

- ☐ (f) to spend any of my income for the settlement of any fees, costs, charges, payments, interests, penalties or expenses of whatsoever nature payable under of or incidental to the Lease and the Service Agreement and any other subsequent agreement(s) with HKHS (if applicable) or in connection with any home care support services, handyman services and skilled care services, including but not limited to, residential care services, day care services, rehabilitation services and out-reached services or any other services which may from time to time be provided by HKHS or other service providers of the Tanner Hill Development or any business or professional care service operators pertaining to the Tanner Hill Development;
- ☐ (g) to spend any of my capital for the settlement of any fees costs charges payments interests penalties or expenses of whatsoever nature payable under of or incidental to the Lease and the Service Agreement and any other subsequent agreement(s) with HKHS (if applicable) or in connection with any home care support services, handyman services and skilled care services, including but not limited to, residential care services, day care services, rehabilitation services and out-reached services or any other services which may from time to time be provided by HKHS or other service providers of the Tanner Hill Development or any business or professional care service operators pertaining to the Tanner Hill Development;
- ☐ (h) to exercise all or any of my powers, rights and discretions as a tenant or service user of My Leased Unit under or in connection with the Lease and/or the Service Agreement and/or any other subsequent agreement(s) made with

HKHS (if applicable), and to do all other acts and things which my attorney may think expedient or necessary or appropriate under or in connection with the Lease and/or the Service Agreement and/or any other subsequent agreement(s) made with HKHS (if applicable), in each case on such terms and conditions as my attorney shall in his absolute discretion think fit; and

- (i) for all or any of the purposes aforesaid to sign my name on all contracts and other deeds, documents and writings and to sign, seal and as my act and deed execute and deliver on my behalf all agreements, deeds and documents requisite in the premises whatsoever.

(B) Financial Affairs relating to [name of the Donor's spouse and identification document] ("My Spouse")

- ☐ (a) to represent me in all matters and dealings relating to My Leased Unit and the Lease and the Service Agreement with HKHS under the Tanner Hill Development for the benefit of My Spouse who is the joint tenant / permitted occupier of My Leased Unit and to make agree and accept any alteration, modification or amendment of any terms and conditions relating to the Lease and the Service Agreement (including addition of tenant) as my attorney shall in his absolute discretion think fit and to enter into any addendum or supplemental agreement for the aforesaid purpose(s) with HKHS;
- ☐ (b) to spend any of my income for the [reasonable] needs of My Spouse, including but not limited to payment or expenses relating to My Leased Unit;
- ☐ (c) to spend any of my capital for the [reasonable] needs of My Spouse, including but not limited to payment or expenses relating to My Leased Unit; and
- ☐ (d) [any other issues relating to My Spouse]

(C) Financial Affairs relating to [name of a joint tenant and/or permitted occupier(s) and identification document] (“the Dependant”)

☐ (a) to spend any of my income for the [reasonable] needs of the Dependant;

☐ (b) to spend any of my capital for the [reasonable] needs of the Dependant; and

☐ (c) [any other issues relating to the Dependant].

(D) Bank account and safe deposit box

☐ (a) to deal with, operate and manage all bank accounts under my name singly or jointly with others including but not limited to withdrawing money therefrom; and

☐ (b) to open, deal with, operate, manage and withdraw all or any items in any safe deposit box under my name.

3. Restrictions on attorney

This enduring power of attorney is subject to the following conditions and restrictions: *[If you want to put conditions or restrictions on the way your attorney exercises any powers, you must list them here. For example, you may include a restriction that your attorney must not act on your behalf until your attorney has reason to believe that you are becoming mentally incapable. If you do not want to impose any conditions or restrictions, you must delete this paragraph.]*

[Some likely restrictions (for reference only):-

- 1. My attorney must not act on my behalf unless and until my attorney has obtained written medical opinion certifying that I have become mentally incapable.]*

4. Notification of named persons

[If you do not want anyone (including yourself) to be notified of the application for the registration of this EPA, you must delete subparagraphs (1) and (2).]

- (1) My attorney must notify me before applying for the registration of this enduring power of attorney. **[If you do not want to be notified, you must delete this subparagraph.]**
- (2) My attorney must notify the following persons before applying for the registration of this enduring power of attorney. *[Fill in the names and addresses of up to 2 persons (other than yourself) to be notified. **If you do not want other persons to be notified, you must delete this subparagraph.**]*

Person 1

Name: _____
Address: _____

Person 2

Name: _____
Address: _____

5. Commencement of EPA

[This EPA takes effect on the date it is signed before the solicitor in paragraph 7 or 8 below. If you want to specify a later date or later event on which this EPA will take effect, please fill in the gap in the sentence marked with an asterisk below. Delete that sentence if you wish this EPA to take effect on the date it is signed before the solicitor.]

*This EPA takes effect on **(insert a later date or event)**.

6. Power to continue

I intend this enduring power of attorney to continue even if I become mentally incapable.

7. Signatures

SIGNED by me as a DEED)
on *[date]*)
in the presence of:-)

[name and address of registered medical practitioner]

SIGNED by me as a DEED)
on *[date]*)
in the presence of:-)

[name and address of solicitor]

8. *[If you are physically incapable of signing this form and you direct someone else to sign on your behalf, that person must sign here and paragraph 7 must be deleted.]*

This enduring power of attorney has)
been SIGNED by *[name of person*
signing on your behalf], holder of)
[identification document] of *[address*
of person signing on your behalf] under)
the direction and in the presence of the)
donor.)

SIGNED as a DEED by *[name of*
person signing on your behalf] on)
[date] in the presence of the Donor and)
[name and address of registered
medical practitioner])

SIGNED as a DEED by *[name of*
person signing on your behalf] on)
[date] in the presence of the Donor and)
[[name and address of solicitor])

9. Certificate by registered medical practitioner

I certify that:

- (a) I am satisfied that the donor is mentally capable in terms of section 2 of the Enduring Powers of Attorney Ordinance (Cap. 501); and
- (b) this form was signed by the donor in my presence and the donor acknowledged signing it voluntarily. *[If someone else signs this form on the donor's behalf, this statement must be deleted.]*
- (c) this form was signed, in the presence of the donor and me, by *[name of person signing on donor's behalf]* on behalf and under the direction of the donor. *[If the donor signs this form, this statement must be deleted.]*

SIGNED by [name of registered)
medical practitioner], registered)
medical practitioner, on [date])

Address :

10. Certificate by solicitor

I certify that:

- (a) the donor appears to be mentally capable in terms of section 2 of the Enduring Powers of Attorney Ordinance (Cap. 501); and
- (b) this form was signed by the donor in my presence and the donor acknowledged signing it voluntarily. *[If someone else signs this form on the donor's behalf, this statement must be deleted.]*
- (c) this form was signed, in the presence of the donor and me, by *[name of person signing on donor's behalf]* on behalf and under the direction of the donor. *[If the donor signs this form, this statement must be deleted.]*

SIGNED by [name of solicitor],)
solicitor, on [date])

Address :

Part B

[This Part must be completed by the attorney.]

1. I understand that I have a duty to apply to the Registrar of the High Court to register this form under the Enduring Powers of Attorney Ordinance (Cap. 501) when the donor is, or is becoming, mentally incapable.
2. I also understand my limited power to use the donor's property to benefit persons other than the donor as provided in section 8(3) and (4) of that Ordinance and also my duties and liabilities under section 12 of that Ordinance.

SIGNED by [name of attorney])
as a DEED on *[date]* in the presence of)
[name and address of witness, who)
must not be the donor])

Dated the _____ day of _____.

ENDURING POWER OF ATTORNEY

OF

[_____]

[Name and Address of Solicitors' Firm preparing
this Enduring Power of Attorney]

REF. :