

SPECIMEN ONLY

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POWER OF ATTORNEY FOR SUBLETTING AND GENERAL MANAGEMENT OF AN HDB FLAT

A **POWER OF ATTORNEY** given on the 10th day of **December 2009** by us

- (1) **ONG LOH TAN** (NRIC No. S0000001A) and
- (2) **LIM WEE LEE** (NRIC No. S0000002B),

both of Blk 8 Ang Mo Kio Ave 8 #08-08 Singapore 888888
(hereinafter collectively referred to as "the Donor")

WHEREAS:

(1) The Donor is the lessee of the flat known as **Apartment Block 8 Ang Mo Kio Ave 8 #08-08 Singapore 888888** (hereinafter referred to as "the said flat").

(2) The Donor is desirous of appointing **WAYNE ATTORNEY LOW** (NRIC No. S0000003C) of 1 Jalan Road Singapore 222222 (hereinafter referred to as "the Attorney") as Attorney for the Donor to execute all documents in connection with the subletting and general management of the said flat and to deal generally with the Housing & Development Board (hereinafter referred to as "HDB").

NOW THIS DEED WITNESSETH that the Donor hereby jointly and severally appoint the Attorney to act on behalf of the Donor to do and perform the following acts and deeds:

1. Subletting of Flat

1.1 To apply to the HDB for permission to sublet the said flat and with HDB's written permission, to sublet the said flat to such person(s) at such rents and upon such terms as the Attorney shall think fit (subject always to such conditions as may be imposed by HDB in respect of such permission) and to let such person(s) into possession thereof and to accept surrenders of leases and tenancies and for these purposes as my/our act and deed, to make, sign, seal and deliver all leases, tenancy agreements and other instruments.

1.2 To demand recover and receive from all present and future tenants or occupiers of the said flat all rents and sums of money payable from time to time and to give receipts therefor and to make all just and reasonable allowances in respect of rates taxes repairs and other outgoings and to take all necessary steps whether by action, distress or otherwise to recover any rent or sums of money in arrears.

1.3 To sign and give notices to tenants and occupiers of the said flat to quit or to repair or to abate a nuisance or to remedy a breach of covenant or for any other purposes whatsoever.

1.4 To enter upon the said flat as often as the Attorney shall think fit to view the state of repair thereof and to require any tenant or occupier as a result of such view to remedy any want of repair or abate any nuisance.

1.5 To enforce all covenants in any lease or tenancy agreement affecting the said flat and whenever the right to re-enter the said flat arises whether out of the proviso for re-entry contained in any lease or agreement or by virtue of a notice to quit, to exercise such right and to re-enter the said flat himself/herself or by his/her agent or to commence proceedings to recover possession.

1.6 To receive any monies due to the Donor and to give a good receipt therefor, which receipt shall wholly exonerate the person paying such monies from seeing to the application thereof or being responsible for the loss or misapplication thereof.

1.7 To request for all cheques for any monies due to the Donor to be issued in the name of the ***Donor / Attorney**.

2. General Management

2.1 To do all such acts and things as may be necessary or expedient in connection with the care, maintenance and/or management of the said flat as fully and effectively as the Donor could do and to

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comply with the terms of the Agreement for Lease, Lease and all rules and regulations that may be imposed upon the said flat by the HDB.

2.2 To pay all rates, taxes, fees, service and conservancy charges, loan instalments, penalties expenses and other outgoings payable by the Donor for or on account of the said flat or any part thereof.

2.3 To make, sign applications and apply for approval to the HDB or the appropriate government departments local authority or other competent authority for all and any licences, permissions, planning approval and consents required by any Act of Parliament, Order, statutory instrument, regulation, by-law or otherwise in connection with the management, repairs, renovations, subletting or tenancies, improvement of the flat including the recovery of compensation where such is recoverable with power to give receipts and full discharges therefor.

3. General Clauses

3.1 To accept service of any writs, summonses, notices or other processes or documents issued by the HDB and defend or deal with and to appear before any judge or other officer in connection with the said flat.

3.2 To accept any notices, attend at and take part in any poll and pay any improvement contributions and other charges and expenses incurred by the HDB including any premium, legal, stamp and survey fees and to do all such acts or deeds as may be necessary arising from or in any manner connected to any upgrading works carried out by the HDB on the said flat or in the precinct pursuant to the provisions of the Housing & Development Act or any amendments thereto.

I/We hereby agree to ratify and confirm whatsoever the Attorney shall lawfully do or cause to be done by virtue of this Deed including anything which shall be done between the revocation of this Deed by my death/any of our deaths or in any other manner and notice of such revocation reaching the Attorney and I/we declare that as against me/us and persons claiming under me/us everything which the Attorney shall lawfully do or cause to be done in pursuance of this Deed after such revocation as aforesaid shall be valid and effectual in favour of any person claiming the benefit thereof and acting in good faith who before the doing thereof shall not have had express written notice of such revocation.

This Power of Attorney shall be valid for a period of **six (6) years** from the date abovewritten unless sooner revoked on express written notice being given to HDB and the Attorney.

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IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s) the day and year first above written.

SIGNED SEALED AND DELIVERED)
by the abovenamed **ONG LOH TAN**)
in the presence of:-)

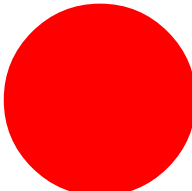
☞ **[Donor 1 to Sign Here]** ●

☞ **[Signature of Notary Public]**

Name: JOHN ADAM SMITH
~~*Notary Public/Singapore Consulate Officer~~
[IMPORTANT: Notary to State Name, Capacity as Notary Public, Country, Expiry Date of Appointment, & Affix Official Notary Public's Stamp]

John Adam Smith, Notary Public
England & Wales
123 Heathrow Road
London WW1 888H, UK

Expiry Date: 2 December 2012

☞ 
[Notary Public to Affix Official Seal – Seal must state the Name and Notary Public Capacity, & Ensure it is visible]

SIGNED SEALED AND DELIVERED)
by the abovenamed **LIM WEE LEE**)
in the presence of:-)

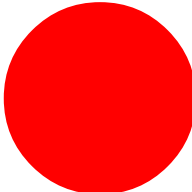
☞ **[Donor 2 to Sign Here]** ●

☞ **[Signature of Notary Public]**

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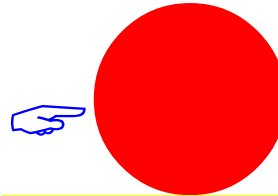
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On this **10th** day of **December 2009** before me, **JOHN ADAM SMITH**
~~*an Advocate and Solicitor of the Supreme Court of the Republic of Singapore practising in Singapore /~~
Notary Public / ~~Singapore consulate Officer~~ practising / officiating at **ENGLAND** personally appeared **ONG LOH TAN** who of my own personal knowledge I know to be the identical person whose name "*sgd. Ong Loh Tan*" is subscribed to the within written instrument and acknowledged that he/she had voluntarily executed this instrument at **ENGLAND**.

Witness my hand.

 **[Signature of Notary Public]**

~~*Notary Public/Singapore Consulate Officer~~
JOHN ADAM SMITH
[IMPORTANT: Notary to State Name, Capacity as Notary Public, Country, Expiry Date of Appointment, & Affix Official Notary Public's Stamp]



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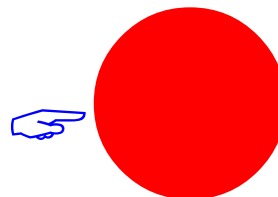
Expiry Date: 2 December 2012

On this **10th** day of **December 2009** before me, **JOHN ADAM SMITH**
~~*an Advocate and Solicitor of the Supreme Court of the Republic of Singapore practising in Singapore /~~
Notary Public / ~~Singapore consulate Officer~~ practising / officiating at **ENGLAND** personally appeared **LIM WEE LEE** who of my own personal knowledge I know to be the identical person whose name "*sgd. Lim Wee Lee*" is subscribed to the within written instrument and acknowledged that he/she had voluntarily executed this instrument at **ENGLAND**.

Witness my hand.

 **[Signature of Notary Public]**

~~*Notary Public/Singapore Consulate Officer~~
JOHN ADAM SMITH
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