

持續專業進修講座 — 「住宅物業驗樓及視察指南」

對很多香港市民來說，置業可能是一生中最大的投資。所以，準業主十分重視他們所計劃購買的單位是否有瑕疵。為了協助業界在處理客戶就驗收一手及二手住宅物業的常見問題和需注意的事項，監管局於2015年1月15日舉辦了相關的持續專業進修講座。

是次講座由皇家特許測量師學會代表楊文佳測量師擔任主講嘉賓，為持牌人講解住宅物業驗樓及視察的一般程序。當天有近300名持牌人出席講座。

在講座當天，楊測量師為持牌人詳細解釋驗收一手及二手住宅物業前需準備的工作及視察單位內的狀況及設備的檢視指引。楊測量師並用了一些實際例子讓參加者更容易了解一般驗收及視察物業的細節。

楊測量師建議準業主可向物業的發展商及/或管理處查詢有關物業的資料。他提及物業若附有增建或改建對有關物業的潛在風險，包括可能構成物業的產權負擔，影響該物業的業權等。楊測量師建議代理及準買家可參考有關物業的大廈公契或轉讓契等文件，以進一步了解有關物業。在有需要時，持牌人應建議客戶諮詢測量師或律師的專業意見，以保障客戶的利益。



楊文佳測量師為持牌人講解住宅物業驗樓及視察的一般程序。
Sr Gary M. K. Yeung briefs licensees on the course of action to inspect residential properties.

CPD Seminar – Guide to Inspection of Residential Properties

To many people in Hong Kong, the purchase of their own residential properties might be the biggest investment in their lifetime. Therefore, the quality of properties they are about to purchase concerns most prospective purchasers. To facilitate estate agents' responses to their clients' frequently asked questions with regard to inspection of first-hand and second-hand properties and the important points to note, the EAA organised a related CPD seminar on 15 January 2015.

Sr Gary M. K. Yeung, representative of the Royal Institution of Chartered Surveyors, was invited to brief licensees on the course of action to inspect residential properties. The seminar was well received by about 300 licensees.

At the seminar, Sr Yeung detailed the preparation work needed for inspecting first-hand residential properties and second-hand residential properties. He explained the guidelines for inspecting the conditions and facilities of the properties. During the seminar, he also quoted some illustrative real life examples in order to help participants' understand the details involved in inspection of properties.

Sr Yeung advised prospective purchasers to consult the developer and/or the management office of the property for information about the concerned property. He also pointed out the potential risks of addition or alteration of any part of the property, that it may become encumbrances on the property and render the title defective. He recommended prospective purchasers and estate agents to check the Deed of Mutual Covenant or assignments etc of the property for further details. If necessary, to protect their clients' interests, licensees should advise their clients to seek professional advice from surveyors or lawyers.