

持續專業進修講座

CPD SEMINAR

“物業交易 — 草擬物業租賃協議”

PROPERTY TRANSACTIONS: DRAFTING TENANCY AGREEMENTS



Although the amount of money spent on renting a property is much less than purchasing one, there are a number of points that should be paid attention to during the leasing process. In order to remind practitioners of the points to note in handling tenancy matters of properties, the EAA organised a seminar on the subject on 27 January 2016.

雖然租用物業所花的金額比購置物業少，但租賃過程中所需留意的事項亦不少。為了提醒從業員在處理物業租賃時應注意的事項，監管局於2016年1月27日舉辦了相關的講座。

是次講座由饒富經驗的周成康律師主講，為從業員講解有關物業租賃的法例、監管局發出的執業通告、處理物業租賃和草擬租賃協議時需注意的事項。是次講座吸引了近230名從業員參加，並獲正面評價。

周律師於講座上向從業員講解了物業租賃流程、一般租賃協議常見的條款，以及業主和租客的權利與義務。周律師並引用了一些有關中斷租期條款、續租權、附有違例建築工程、銀行同意書和印花稅等個案例子。此外，他更提醒從業員留意《房屋條例》下的轉讓限制，認識反歧視條例的重要性，及在日常工作時可能因觸犯相關法例而需要負上的法律責任。

Mr Leo Chou, an experienced practising lawyer, was invited to brief licensees on the relevant laws and the practice circulars issued by the EAA, points to note in handling tenancy matters and drafting the clauses of tenancy agreements. The seminar was well attended by about 230 licensees and all of them gave positive feedback on the seminar.

At the seminar, Mr Chou explained to licensees the transaction flow of leasing, commonly used terms and conditions of tenancy agreements, and the obligations and rights of landlords and tenants. In order to facilitate practitioners' understanding of the matters, Mr. Chou also quoted some illustrative cases related to break clause, option to renew, unauthorised building works, bank consent and stamp duty. In addition, he also drew practitioners' attention to the alienation restrictions under the Housing Ordinance and the importance of understanding the anti-discrimination ordinances; as they would be liable if they violate the relevant laws during their practice.