



地產代理監管局  
ESTATE AGENTS AUTHORITY

Dear Licensees,

**Re: Transaction of land involving squatter structures**

The Estate Agents Authority (“EAA”) would like to draw your attention to the advice from the Lands Department about the risks of purchasing or renting land involving surveyed squatter structures or unauthorised squatter structures.

According to the Lands Department, surveyed squatter structures carry no legal title to the land. They are temporarily tolerated, until they have to be cleared for development, environmental improvement or safety reasons or until they are phased out through natural wastage. The purchase or renting of surveyed squatter structures or unauthorised squatter structures is not protected by law nor does it confer any right on the persons occupying therein.

Hence, the Lands Department advised members of the public not to purchase or rent surveyed squatter structures or unauthorised squatter structures given their nature. Before making a purchase/renting decision, they should seek independent professional advice on legal status of the land and the structures thereon and on their exposure to risk or liabilities in the event of enforcement action by the Government against unauthorised or unlawful structures.

In this connection, the EAA would like to remind all licensees to note the above and advise the purchaser/tenant clients accordingly.

Estate Agents Authority

17 August 2018