



The EAA held a public seminar on
“Be alert when renting or purchasing properties with
alteration works”

(30 September 2019) The Estate Agents Authority (“EAA”) held a public seminar titled “Be alert when renting or purchasing properties with alteration works” on 28 September 2019 (Saturday). Speakers from different professions shared with an audience of around 150 their insights on the possible risks when renting or purchasing properties with alteration works as well as the important points-to-note when appointing estate agents to handle the transactions of this kind of properties.

The public seminar was held at the Conference Hall of the Hong Kong Productivity Council in Kowloon Tong. Speakers included Sr Kenny Tse Chi-kin, Chairman, Building Surveying Division of The Hong Kong Institute of Surveyors, Mr Chong Fu-chuen, Partner of Wong, Fung & Co. Solicitors, Dr Derek Chung Siu-kuen, General Manager & Head of Personal Banking Division of Chong Hing Bank, and Mr Chan U-keng, Head of Complaints and Enforcement Section of the EAA.

Ms Ruby Hon Yuen-ping, Chief Executive Officer of the EAA, delivered the opening speech at the seminar. She reminded consumers that renting and purchasing properties with alteration works may lead to potential risks or legal liabilities. Alteration works carried out without the prior approval and consent of the Buildings Department may also be regarded as unauthorised building works (“UBW”). To protect their rights, consumer should check with their appointed estate agents to find out whether the property that they intend to purchase or rent has any UBW before making any decision. She also pointed out that estate agents are required to carry out a land search of the property they handle and



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carefully check the land search records to see if any order issued by the Buildings Authority requiring demolition/alteration of UBW has been registered. Estate agents should also advise their clients of the risks involved in the sale and purchase or renting of properties with UBW and the need to seek legal advice.

The seminar was hosted by Mr Wu Kwok-wai, a veteran journalist. The speakers shared their insights on different aspects of purchasing or renting properties with alteration works, e.g. the possible legal liabilities and how alteration works may affect the results of bank valuations or mortgage loan applications. Selected complaint cases against licensed estate agents related to the topic were also shared in the seminar.

The seminar ended with a “Questions and Answers” session in which the audience responded enthusiastically about the topic. Video highlights of the seminar will be posted on the EAA’s website and its YouTube channel in due course. In future, the EAA will continue to hold public seminars on other topics concerning different property transaction issues.



Photos of the seminar:



Speakers share with the audience important points-to-note when renting or purchasing properties with alteration works.



EAA Chief Executive Officer Ms Ruby Hon with the speakers and host of the seminar. (From left to right: Mr Wu Kwok-wai, Mr Chan U-keng, Sr Kenny Tse, Ms Ruby Hon, Dr Derek Chung and Mr Chong Fu-chuen)



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