

### 「改建有風險 租買要留神」公開講座

#### Public seminar titled “Be alert when renting or purchasing properties with alteration works”

監管局於 2019 年 9 月 28 日舉行了一場名為「改建有風險 租買要留神」的公開講座。來自不同專業範疇的講者向近 150 名觀眾分享有關購買或租用附有改建工程物業的潛在風險。

是次講座於九龍塘生產力大樓會議廳舉行，由資深傳媒人胡國威先生擔任主持。講者包括：香港測量師學會建築測量組主席謝志堅測量師、黃馮律師行合夥人莊富全律師、創興銀行總經理及個人銀行部主管鍾少權博士，以及監管局投訴及行動部主管陳汝傲律師。

講者們從不同角度分享他們對租買附有改建工程的物業之看法，例如改建工程會如何影響物業的估價或按揭申請的結果，以及有關持牌地產代理處理此類物業的投訴個案等。

講座以問答環節作結，觀眾反應熱烈。是次公開講座的精華錄影片段已上載至監管局網頁及 YouTube 頻道。

A public seminar titled “Be alert when renting or purchasing properties with alteration works” was held by the EAA on 28 September 2019. 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.

Hosted by Mr Wu Kwok-wai, a veteran journalist, 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.

The speakers shared their insights on different aspects of purchasing or renting properties with alteration works, e.g. how alteration works may affect the results of bank valuations or mortgage loan applications and complaint cases against licensed estate agents related to the topic.

The seminar ended with a “Questions and Answers” session which was enthusiastically received by the audience. Video highlights of the seminar are now available on the EAA’s website and its YouTube channel.



### 「區區有『理』 社區服務建議比賽」入圍名單

#### Shortlist of Estate Agents Community Service Proposal Competition

為了鼓勵持牌人服務其社區，監管局於 2019 年 8 月推出「區區有『理』 社區服務建議比賽」。是次比賽獲得地產代理業界的支持參與，共有超過 20 個隊伍遞交建議書參賽。建議書內容廣泛涵蓋多種社區服務，包括服務長者、弱勢社群，以至推廣環保等，反映出業界對社區的關懷及用心。



In order to encourage licensees to serve their community, EAA launched the Estate Agents Community Service Proposal Competition in August 2019. With the positive response from the estate agency trade, over 20 teams submitted their proposals. The proposals cover a wide range of community services from serving the elderly and underprivileged groups to promoting environmental protection, etc.,

reflecting the trade's care and dedication to their community.

經過首輪由業界代表組成的初選評審小組評分後，八個入圍隊伍獲選進入下一輪比賽。入圍隊伍會在 2020 年 3 月前將其服務建議落實執行，並向比賽的終審評選小組進行簡介以競逐獎項。最終結果將會於 2020 年 4 月公布。

After the first round of assessment by the Preliminary Judging Panel formed by trade representatives, eight proposals have been shortlisted for the next stage of the Competition. The shortlisted teams are required to implement their proposals before March 2020 with a presentation of their implementation to the Final Judging Panel to compete for the awards. The final result will be announced in April 2020.

如欲了解比賽的最新消息及詳情，請瀏覽：  
<http://CSR2019.eaa.org.hk>

For updates and details of the Competition, please visit:  
<http://CSR2019.eaa.org.hk>

八個入圍隊伍（排名不分先後）：  
The eight shortlisted teams (listed in no particular order):

隊伍名稱 Team name (in Chinese only)	建議計劃名稱 Name of the proposal (in Chinese only)	所屬公司 / 商會 Respective company / trade association
有理有我	環保先鋒、區區有理	香港地產代理商總會 Hong Kong Real Estate Agencies General Associations
「傢傢有理」服務團隊	傳「傢」之寶 — 傢俬配對服務	中原地產代理有限公司 Centaline Property Agency Ltd
祥益智囊義工團	劏房戶自置居所培訓計劃	祥益地產代理有限公司 Many Wells Property Agent Limited
香港地產代理商總會 中西區分會家居有「理」	家居有「理」家居維修	香港地產代理商總會 Hong Kong Real Estate Agencies General Associations
世紀 21 奇豐義工隊	行山義工探訪隊計劃	世紀 21 奇豐物業顧問行 Century 21 Goodwin Property Consultants Limited
社區更美隊	區區有理清潔跑	美聯物業代理有限公司 Midland Realty International Limited
區區有傢事隊	搬屋後傢俱回收/捐贈計劃	美聯物業代理有限公司 Midland Realty International Limited
「祥益」與您同行服務團隊	「樂業安居在社區」預聘計劃	祥益地產代理有限公司 Many Wells Property Agent Limited

### 有關購買境外物業的精明錦囊

### Smart Advice on purchasing properties situated outside Hong Kong

愈來愈多港人選擇投資境外物業，亦有越來越多持牌人參與相關銷售工作。監管局最近於消費者教育網站內的「精明錦囊」中，新增了一個「有關購買境外物業」的專區，當中內容包括相關文章、單張、公開講座精華片段以及有用連結，持牌人及消費者均可作參考之用。



More and more Hong Kong people choose to invest in properties situated outside Hong Kong and there are also more licensees participating in the related business. A related corner titled “Purchasing properties located outside Hong Kong” has been launched under the section of “Smart Advice” in the EAA’s consumer education website recently. The content of the corner

includes related articles, leaflet, video highlights of the public seminars and some useful links for both licensees’ and consumers’ reference.

如欲了解更多，可登入：  
<http://outsideHK.eaa.org.hk>

To learn more, please visit: <http://outsideHK.eaa.org.hk>

### 入境事務處的提醒

### Reminder from Immigration Department

入境事務處早前致函監管局，希望提醒地產代理，尤其是參與銷售境外物業的人士或公司，需留意來港參與境外物業銷售活動的非香港永久性居民人士的逗留條件。

The EAA received a letter from the Immigration Department (“ID”) recently reminding estate agents, particularly those who are involved in the sale of non-local properties, to pay attention to the conditions of stay of non-Hong Kong permanent residents.

入境事務處指出，根據香港法例《入境規例》（第 115A 章）的規定，給予某人以訪客身分在香港入境的准許，須受相關逗留條件規限，包括他/她不得接受有薪或無薪的僱傭工作。

According to the ID, the Immigration Regulations (Chapter 115A), Laws of Hong Kong, stipulates that permission given to a person to land in Hong Kong as a visitor shall be subject to relevant conditions of stay, including that he/she shall not take up any employment, whether paid or unpaid.

此外，以訪客身分來港的參展商在參加展覽會或交易會時，不可向公眾直接出售貨物或直接提供服務。

Also, exhibitors who come to Hong Kong as visitors are not allowed to sell goods or supply services direct to the general public when they participate in exhibitions or trade fairs.

請瀏覽入境事務處網站 [www.immd.gov.hk](http://www.immd.gov.hk) 以了解更多詳情。

For more information, please refer to the website of the ID at [www.immd.gov.hk](http://www.immd.gov.hk)