

新聞速遞 News Flash

英國皇家稅務及海關總署發出的指南

Guidance note issued by Her Majesty's Revenue & Customs

英國皇家稅務及海關總署就非英國居民在購買英國住宅房地產時有可能被徵收的主要稅種向香港地產代理發出一份指南。監管局建議參與銷售英國住宅房地產之持牌人閱讀該指南，並告知其客戶該指南中提及的繳稅義務。該指南並非要求香港地產代理向其客戶提供稅務諮詢。請瀏覽本局網頁（進入「持牌人」>「最新消息及提醒」>「04/03/2019」）詳細閱讀該指南。持牌人亦可告知客戶瀏覽英國皇家稅務及海關總署的網站 (www.gov.uk/government/organisations/hm-revenue-customs) 以獲得最新消息及資訊。上述資訊由英國皇家稅務及海關總署提供，持牌人可聯絡該署 (HMRCOffice.HongKong@fco.gov.uk) 查詢。

Her Majesty's Revenue & Customs ("HMRC") issued a guidance note for the estate agents in Hong Kong about the main taxes which may be levied on non-residents investing in UK residential property. Licensees participating in the sale of UK residential properties are advised to read the note and notify their clients of their tax obligations described in the note. **The note is not intended to place any obligation upon estate agents in Hong Kong to provide tax advice to their clients.** Please visit the EAA's website: "Licensees" > "News and Reminders" > "04/03/2019" to read the notice in detail. Licensees may also notify their clients to visit the website of HMRC (www.gov.uk/government/organisations/hm-revenue-customs) for any updates and information. The above information is provided by the HMRC and licensees may contact HMRC (HMRCOffice.HongKong@fco.gov.uk) for any queries.

土地註冊處推出「物業把關易」

Property Alert Service launched by the Land Registry

監管局接獲土地註冊處通知，該處最近優化其為業主而設的電子提示服務，並重新命名為「物業把關易」（該服務）。

該服務為香港物業業主提供了一種簡易的方法，讓他們可對其物業的狀況保持警覺。該服務有助業主及早發現任何交付土地註冊處在其物業上註冊的預期以外或可疑的文書，繼而迅速採取跟進行動及/或諮詢他們的律師。

土地註冊處建議持牌人向業主客戶介紹該服務，尤其是長期在香港以外地方逗留的業主。有關詳情，可瀏覽土地註冊處網站 (www.landreg.gov.hk) 致電其客戶服務熱線3105 0000。

The EAA was notified by the Land Registry that the e-Alert Service for property owners had been recently renamed as "Property Alert" (the Service) with service enhancements introduced.

The Service provides the owners of Hong Kong properties with an easy way to remain vigilant of their properties. It helps property owners detect unexpected or suspicious instruments delivered for registration against their properties early to enable them to take prompt follow-up actions and/or consult their lawyers.

The Land Registry suggested licensees introduce the Service to their property owner clients especially those staying outside Hong Kong for extended periods of time. For details, please visit the website of the Land Registry (www.landreg.gov.hk) or call their Customer Service Hotline at 3105 0000.