

# 解決滲水問題

## Resolving Water Seepage Problems

**屋**宇署希望透過監管局提醒持牌人有關滲水問題。屋宇署指出，業主及住戶均有責任妥善管理和保養樓宇，包括解決滲水問題。如物業出現滲水，業主一般應先自行查明滲水原因，並按需要與其他業主/有關住戶協調。

在二手物業交易方面，準買方應親自了解物業實況，特別留意單位是否有水漬或滲水情況，並詢問賣方曾於何時更換或維修水管、排水渠等設施。如有需要，亦應在購買前委聘專業人士檢驗和評估物業狀況，並查詢有關大廈在短期內會否有維修保養的計劃或需要，例如修葺外牆。

此外，經賣方同意後，可詢問管理處有關物業的過往資料，如擬購單位有否受滲水妨擾影響或對下層單位構成滲水妨擾，而源頭是否已確定或仍在調查中。準買方應明白解決滲水問題耗時費力，故應另行估算所需的維修費用，並與賣方協議費用誰付。

持牌人宜協助準買方在交易前確定物業狀況，以免日後出現爭議，此舉亦可為代理服務增值。如欲了解如何解決滲水問題，包括徵詢專業及法律意見，或如何循調解、民事訴訟等其他途徑處理糾紛，請掃描二維碼瀏覽滲水事宜專題網頁。



**T**hrough the EAA, the Buildings Department (“BD”) would like to remind licensees of the issues regarding water seepage problems. BD advised that it is the responsibility of building owners and occupants to properly manage and maintain their buildings, including resolving water seepage problems. In general, if water seepage occurs, owners should first arrange their own investigation of the cause of seepage and co-ordinate with other owners/occupants concerned as necessary.

In relation to second-hand property transactions, a prospective purchaser is advised to visit the site of the property to learn about its actual environment. This includes paying particular attention to see if there is any water stain, or water leakages and to ask the vendor when facilities such as water pipes, drains, etc. were last replaced or repaired. If necessary, the purchaser should ask professionals to inspect and assess the property's condition before making any decision to buy, and to enquire whether the building has any plan or need for repairs and/or maintenance, such as repair of external walls, in the near future.

In addition to the above, it is advisable to approach the property management office, with the consent from the vendor, for obtaining useful information concerning the history of the property e.g. whether it is subject to nuisance from water seepage, or is causing nuisance to the premises below, and whether the source has been identified or being investigated. Prospective purchaser should be advised that such water seepage problems will take time and effort to resolve. If repair works are required, purchaser may separately ask for an estimate of the cost involved and negotiate with the vendor as to who will be responsible for these charges.

Ascertaining the condition of the property will prevent future dispute in a transaction, and add value to the estate agent's service. More information on how to resolve water seepage problems, including seeking professional and legal advice, as well as alternative dispute resolution approaches, such as mediation services or civil proceedings, to resolve the water seepage problem, are available at the Water Seepage Thematic website (please scan the QR code).



# 搜尋屋宇署發出的命令的遵從狀況

## Searching for Compliance Status of Orders issued by the Buildings Department

持牌人在從事地產代理工作時，經常需要在土地註冊處查閱物業記錄，包括屋宇署有沒有就物業發出法定命令。監管局獲屋宇署通知，該署現於其網站推出新的搜尋服務，讓公眾可免費搜尋屋宇署所發出的命令的遵從狀況。第一階段的搜尋服務涵蓋屋宇署於2021年及之後根據《建築物條例》第24條、第26條、第26A條及第28條發出的命令的遵從狀況。

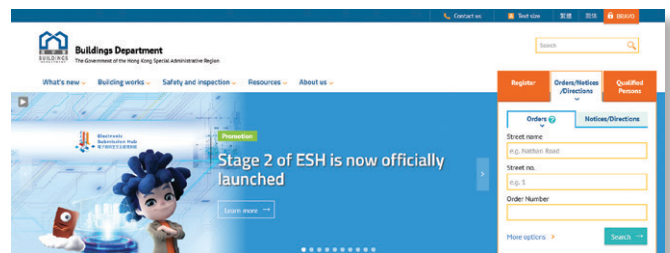
由於屋宇署會對未獲遵從命令的業主採取執法行動，該署建議持牌人提醒賣家其責任，應盡快跟進未獲遵從的命令，進行相關的清拆/糾正/修葺工程；並提醒準買家物業有未獲遵從的命令所引伸的後果。

持牌人可瀏覽屋宇署網頁（[www.bd.gov.hk](http://www.bd.gov.hk)）了解更多相關資訊。

When practising estate agency work, it is very often for licensees to check against the records kept by the Land Registry, including whether the Buildings Department (“BD”) has issued an order in respect of the property concerned. The EAA was informed by BD that BD is making provision on its website free of charge to facilitate public searching of the compliance status of orders issued by BD. As the first stage, compliance status of orders issued under section 24, section 26, section 26A and section 28 of the Buildings Ordinance from 2021 onwards can be searched on the BD's website.

As BD will take enforcement action against owners of non-compliant orders, BD advises licensees to remind vendors that they have a responsibility of following up the outstanding orders and carrying out removal/rectification/repair works promptly; and remind prospective purchasers of the consequence arising from an outstanding order.

For any further information, please visit BD's website at [www.bd.gov.hk](http://www.bd.gov.hk)



屋宇署網頁首頁提供搜尋器捷徑，方便公眾進行搜尋

A shortcut searching engine at BD's website front page to facilitate public to carry out the search

s.24 removal order (Total 2 search results)	
Order no.	C/TD/004425/20/K
	Complied
Address	10/F FLAT A & FLAT B COHFORT BUILDING 88 NATHAN RD
Issued date	25 May 2021
Order type	s.24 removal order
BD Reference No.	EB/4124/57/W015
Compliance Date	24 June 2022

s.24 removal order (Total 1 search results)	
Order no.	UDR00385/K/21/AEF/TC(SQJ121)
	Outstanding
Address	APARTMENT A ON 6TH FLOOR COHFORT BUILDING NOS.86, 88 & 88A NATHAN ROAD KOWLOON
Issued date	21 October 2022
Order type	s.24 removal order
BD Reference No.	EB/4124/57/W015(SQJ-AEF)

已獲遵從及未獲遵從命令的搜尋結果例子

Examples of searching result of a complied order and an outstanding order



屋宇署網站 - 搜尋命令



BD's website – Orders Search

# 種族平等的物業租賃

## Racial Equality in Tenancy

**獲**得適切居所是基本人權。但是，香港仍然有很多人面對住屋問題，其中少數族裔經常反映租賃住宅單位時遇到困難，尤以低收入群組為甚。

物業租賃的種族歧視是其中一個受《種族歧視條例》涵蓋的主要範疇。《種族歧視條例》禁止任何人（包括地產代理和業主）在處所的處置或管理方面基於種族歧視他人。

為此，平等機會委員會（「平機會」）分別在2021和2023年推出「稱心租客 無分種族」和「開明業主 無分種族」為主題的港鐵車廂和巴士車身宣傳廣告，引起社會關注物業租賃方面的種族歧視，向廣大市民特別是地產代理和業主傳遞種族平等共融的正面信息。

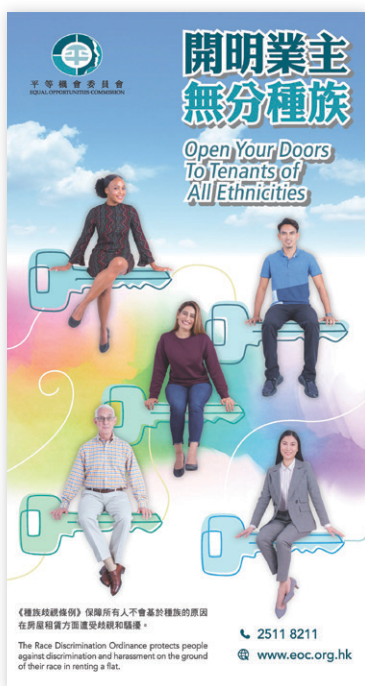
多年來，監管局與平機會一直保持緊密合作，安排地產代理接受培訓，確保他們在提供專業服務時不會做出歧視行為，並適當地提醒業主守法循規。監管局與平機會期望在各持份者共同努力下，香港繼續成為不同種族、膚色和族裔人士安居樂業之地。

**A**ccess to adequate housing is a fundamental human right. Yet in Hong Kong, many people are still struggling with housing problems. Among these are members of ethnic minority communities, particularly those from lower income groups, who often report difficulties in renting residential apartments.

Racial discrimination in tenancy is a major area covered by the Race Discrimination Ordinance. The Ordinance prohibits discrimination against a person on the grounds of race in the disposal or management of premises. Estate agents and landlords are bound by the Ordinance.

In this light, the Equal Opportunities Commission (“EOC”) launched MTR and bus body advertising campaigns under the taglines “Good Tenants Come in All Colours” and “Open Your Doors to Tenants of All Ethnicities” in 2021 and 2023 respectively. The campaigns aimed to raise public awareness of racial discrimination in tenancy and to promote a positive message of inclusion and equality to the public, especially estate agents and landlords.

For years, the EAA and the EOC have been working closely to provide training to estate agents on preventing discrimination in the provision of professional services and to remind landlords about the need to comply with laws and regulations. The EAA and the EOC hope that with the concerted efforts of all stakeholders, Hong Kong will continue to be a welcoming place for people of all races, colours and ethnicities.



## 向合資格外來人才退還印花稅 Stamp Duty Refund for Eligible Incoming Talents

監管局已於2023年7月6日就《2023年印花稅（修訂）（第3號）條例》刊憲的事宜向各持牌人發出一封致持牌人函件。

監管局建議持牌人前往監管局網頁參閱有關函件（持牌人專區 > 致持牌人函件 > 06-07-2023）。更多有關向合資格外來人才退還印花稅的詳情，包括相關的常見問題和應用及計算方法，請瀏覽稅務局網頁（[www.ird.gov.hk/chi/faq/index.htm#et](http://www.ird.gov.hk/chi/faq/index.htm#et)）。

持牌人如就上述事宜有任何疑問，可向稅務局印花稅署查詢（電話：2594 3202，電郵地址 [taxsdo@ird.gov.hk](mailto:taxsdo@ird.gov.hk)）。

The EAA issued a Letter to Licensees on 6 July 2023 regarding the Stamp Duty (Amendment) (No. 3) Ordinance 2023 that was published in the Gazette on 30 June 2023.

Licensees should read the Letter to Licensees at the EAA's website (Licensees Corner > Letter to Licensees > 06-07-2023). For more details on the stamp duty refund for eligible incoming talents including the related FAQs and illustrative examples, please visit the Inland Revenue Department website ([www.ird.gov.hk/eng/faq/index.htm#et](http://www.ird.gov.hk/eng/faq/index.htm#et)).

In case of any queries on the subject, licensees may contact the Stamp Office of the Inland Revenue Department at 2594 3202 or email to its designated email address: [taxsdo@ird.gov.hk](mailto:taxsdo@ird.gov.hk)

## 有關劏房租賃的執業通告的新「問與答」 New Q&A on Practice Circular about Letting of Subdivided Units

有關政府推出針對分間單位（俗稱「劏房」）「規管租賃」的《業主與租客（綜合）條例》第IVA部，監管局已於2022年1月發出執業通告（編號22-01（CR））以提供指引讓持牌人遵從。

就該執業通告，監管局最近上載了一套更新的「問與答」，當中新增了第九題以解答持牌人就處理劏房租賃的常見問題。

監管局鼓勵持牌人瀏覽監管局網頁閱覽該份新的「問與答」（規管>執業通告）以了解詳情。

In relation to the government's implementation of "regulated tenancies" in respect of subdivided units ("SDU") under Part IVA of the Landlord and Tenant (Consolidation) Ordinance, the EAA issued a Practice Circular (No. 22-01 (CR)) in January 2022 to provide guidelines for licensees to follow.

Regarding this Practice Circular, the EAA has recently uploaded a new set of Questions and Answers for licensees' reference, which includes a new Question No. 9 to address the issue frequently encountered by licensees on handling tenancies of subdivided units.

Licensees are encouraged to read the new set of Questions and Answers at the EAA's website (Compliance > Practice circulars) for details.