

## 「專家分享： 來港租買房屋避坑指南」網上講座

Webinar on “Expert Guidance: A guide for newcomers to avoid pitfalls when renting or purchasing property in Hong Kong”

監管局一直透過不同渠道教育及提醒公眾有關委託持牌地產代理進行物業交易的重要性。局方於2025年3月29日舉辦了一場名為「專家分享：來港租買房屋避坑指南」的網上公開講座，透過Zoom及微信視頻直播，吸引了近4,000位本地及內地的公眾觀看。

講座由林伽遙女士擔任主持，講者嘉賓包括香港立法會議員江玉歡律師、香港警務處商業罪案調查科反詐騙協調中心黃知雯總督察，以及監管局執行總監陳汝儼先生。講座希望能協助新來港人士及非本地學生了解在香港租樓及置業前需要注意的事項，以降低他們受騙和金錢損失的風險，並提供實用的租買房屋建議及避免房騙的指南。

To keep educating consumers on the importance of engaging licensed estate agents for property transactions through various channels, the EAA organised a webinar titled “Expert Guidance: A guide for newcomers to avoid pitfalls when renting or purchasing property in Hong Kong” on 29 March 2025. The webinar was streamed live via Zoom and WeChat Live channel, attracting nearly 4,000 viewers from Hong Kong and Mainland China.

The webinar was hosted by Ms Caca Lam, with guest speakers including the Honorary Doreen KONG Yuk-foon, member of the Legislative Council of HKSAR and a solicitor; Ms Grace WONG Chi-man, Chief Inspector of Police (Field) at the Anti-Deception Coordination Centre, Commercial Crime Bureau of the Police; and Mr CHAN U-keng, Director of Operations of the EAA. The webinar aimed to help new arrivals and non-local students understand the key considerations before renting or purchasing property in Hong Kong, with a view to reducing their risk of facing fraud and financial loss, and providing practical advice on avoiding property scams.

主辦機構 **EAA** 地產代理監管局  
ESTATE AGENTS AUTHORITY

支持媒體 **星島頭條**

網上講座

— 專家分享 —

**來港租買房屋避坑指南**



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黃知雯總督察指出，2019年至2024年間的騙案舉報數字按年遞升4倍以上，大部分受害者皆為港漂大學生，只因詐騙集團利用他們急於解決住屋需求的心理，再加上他們不熟悉香港租屋程序，行騙成功。



黃知雯總督察講解如何辨識騙局。  
Ms Grace WONG Chi-man explained how to identify scams.

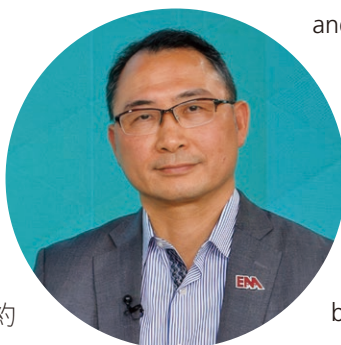
江玉歡律師詳細分享了香港物業買賣和租賃的程序，釐清了業主、買家及租戶的權責與交易時需要注意的事項，並提醒公眾，無論租賃或置業，切勿盡信網上資訊，必須親身「睇樓」和確認業主身份。江律師並就租樓及置業方面為公眾獻上七項錦囊。

Ms Kong provided a detailed explanation of property transaction procedures in Hong Kong, clarifying the rights and responsibilities of landlords, purchasers and tenants, and emphasising the importance of inspecting properties in person and verifying the identity of landlords rather than relying solely on online information. She also shared seven major tips for renting and purchasing property.



江玉歡律師提醒大眾切勿盡信網上資訊，務必親身視察物業。  
The Honorary Doreen KONG Yuk-foon reminded the public not to rely solely on online information and to inspect properties in person.

陳汝儼總監強調網上充斥著各式各樣的樓盤資訊，想免招金錢損失，無論租樓或置業，務必要委託持牌地產代理及識別合規廣告。陳總監隨即詳細講解如何挑選合法可靠的地產代理、確認廣告真偽及在簽署合約前後要注意的事項，並提醒公眾遵從他建議的六項原則，以保障個人權益，交易便會穩妥。



陳汝儼總監強調委託持牌地產代理及識別合規廣告的重要性。  
Mr CHAN U-keng emphasised the importance of engaging licensed estate agents and identifying compliant advertisements.

Mr Chan pointed out that the Internet is flooded with various property information. Hence, to avoid financial losses, it is advised to engage licensed estate agents and identify compliant advertisements. He elaborated on how to select legitimate estate agents, verify the authenticity of advertisements, and the key considerations before and after signing contracts. He also advised the public to follow six principles to safeguard their rights and ensure secure transactions.

講座的精華錄影片段已上載至監管局消費者教育網站及YouTube頻道，歡迎有興趣人士網上重溫。

The highlight videos of the webinar have been uploaded to the EAA's consumer education website and the EAA's YouTube channel for interested individuals to watch online.



EAA YouTube頻道  
EAA YouTube Channel