

持續專業進修活動－中國內地買家 置業法律問題全拆解

CPD Activity – A complete breakdown of legal issues for property buyers from the Chinese Mainland

為提升持牌人在處理涉及中國內地客戶處理本地物業交易方面的專業知識，並加強對兩地相關法律異同的認知，監管局於2026年8月31日舉辦題為「內地買家置業法律問題全拆解」的持續專業進修講座，並邀請前立法會議員江玉歡律師擔任主講嘉賓，分享相關專業見解及實務經驗。

講座期間，江律師深入探討來自中國內地的客戶在香港購置或租賃物業時可能涉及的常見法律問題，當中包括一手樓買賣程序及相關注意事項、不同業權擁有形式對物業轉易的影響、以及跨境交易中地產代理的責任等；此外，江律師亦透過多個案例，分享處理相關交易的實務經驗。針對持牌人在日常執業中可能遇到的情況，江律師亦講解臨時買賣合約的重要性，並提醒持牌人在處理客戶在簽署臨時買賣合約時應注意的事項。

講座獲持牌人積極參與，問答環節亦反應熱烈。是次講座共有241名持牌人出席，參加者均對講座給予正面的評價和支持。此外，經剪輯的講座錄影將稍後上載至監管局電子服務專區，方便持牌人重溫講座內容及重點。

To enhance licensees' professional knowledge in handling local property transactions involving clients from the Chinese Mainland and enhance their understanding of the difference between the relevant local law and that in the Chinese Mainland, the Administration organised a CPD seminar entitled "A Complete Breakdown of Legal Issues for Mainland Property Buyers" on 31 August 2026. Dr Doreen Kong, a former Legislative Council member and practising solicitor, was invited as the guest speaker to share her professional insights and practical experience.

During the seminar, Dr Kong provided an in-depth discussion of common legal issues that clients from the Chinese Mainland may encounter when purchasing or renting properties in Hong Kong. She covered the procedures and key considerations relating to first-hand property transactions, how different forms of ownership would affect property conveyancing, and the responsibilities of estate agents in cross-border transactions. Furthermore, she shared her practical experience in handling related transactions through a number of real-life cases. Focusing on matters relevant to licensees' day-to-day practice, Dr Kong highlighted the importance of the provisional agreements for sale and purchase and reminded licensees of the key points to note when handling their clients' entering into provisional agreements for sale and purchase.

The seminar was well attended, with a total of 241 licensees participating. Participants actively engaged in the Q&A session and generally gave positive feedback on the seminar. To facilitate continued learning, an edited version of the seminar recording will subsequently be uploaded to the EAA's e-Services platform, enabling licensees to revisit the seminar content and key points at their convenience.

