

Strategies for Overseas Property Investment

投資海外房地產攻略

According to data by the government's Rating and Valuation Department, home prices in Hong Kong continued to increase in February, hitting all-time highs for four straight months and increasing for 11 consecutive months. With prices such high, dreams for purchasing properties locally are difficult to come true. In fact, investing in overseas properties can be a way out. Let us introduce some strategies and things to know when purchasing overseas properties.

政府差餉物業估價署公佈2月份數據顯示，本港樓價連升11個月，並連續4個月創歷史新高。樓價屢創新高，置業夢愈來愈遠，有否想過海外買樓投資可以是一種出路？今次讓我們介紹一下海外置業的策略和注意事項。

▪ Noble Apex Homes ▪ 御峰置業

UK

Q: Which city is a better choice for investment?

- ▶ Since prices of London properties are pretty much similar and as high as in Hong Kong, investors may consider second-tier cities, such as Manchester, Salford, Liverpool, Sheffield and Leeds, etc.

Q: What are the key points to consider when buying properties in the UK?

- ▶ Leased-hold properties usually bare 999-year leases, whereas re-development properties might have both leased-hold and permanent free-hold.
- ▶ Once the offer is made, buyers are required to sign the reservation form and pay the Reservation Deposit of several thousand pounds (depending on home prices). The buyer and the seller will then exchange the contract within 21 or 28 days, during which the buyer is required to pay the Initial Deposit (the remaining balance after Reservation Deposit). Under normal circumstances, the buyer will receive a notice from the Vendor's lawyer (10 days before the completion of the property), requesting for the remaining amount of the total purchase price. When the seller receives all the payments, the formalities will be completed.
- ▶ Initial Deposit for off-plan property is usually 10% to 20% of purchase price, which is usually held by the related lawyer's trust account.
- ▶ New property title will be registered in the Land Registry. Owners are required to pay stamp duty to the Land Registry within 30 days, of which your related lawyer will arrange on your behalf.
- ▶ Expenses include: property stamp duty, capital gain tax, rental income tax, and attorney's fees, etc.

英國篇

Q: 如果在英國置業投資，哪一個城市的物業值得推薦？

- ▶ 考慮到倫敦(London)的樓價絕不低於香港樓價，手頭資金較少的投資者可選擇二線城市，例如曼徹斯特(Manchester)、索爾福德(Salford)、利物浦(Liverpool)、謝菲爾德(Sheffield)和利茲(Leeds)等。

Q: 在英國置業還有甚麼注意事項？

- ▶ 一手物業多為999年地契租期的批租土地物業；改物業既有批租土地物業，亦有永久業權物業。
- ▶ 一旦落實買賣，買家需要簽署預留表格，並支付留位費約數千英鎊(視乎物業價格而定)。買賣雙方在21或28天內交換合約，期間買方要支付首期(扣除留位費後的餘額)。一般情況下，在物業落成前10天，買家會收到代表律師通知，要求支付餘下金額，當賣方收到付款，手續便告完成，詳情可向代表律師了解。
- ▶ 樓花首期一般為10%至20%，視乎個別項目及其落成期而定，金額通常交由律師管理。
- ▶ 新的業權將會登記在土地註冊處，業主須在30天內繳交印花稅予土地註冊處，詳情可向代表律師了解。
- ▶ 支出：土地印花稅、資本增值稅、租金收入稅、律師費等。