

# CONTENTS



<b>FOREWORD</b>	<b>9</b>	<b>RENOVATIONS</b>	<b>59</b>
<b>INTRODUCTION</b>	<b>11</b>	Defining your vision	59
<b>THINKING ABOUT BUYING PROPERTY IN HONG KONG?</b>	<b>13</b>	Getting help	60
<b>THE BUYING PROCESS</b>	<b>17</b>	Selecting a designer or contractor	62
The primary market	17	<b>THINGS YOU SHOULD KNOW ABOUT RENOVATIONS</b>	<b>69</b>
The secondary market	17	Air conditioning	69
Stamp duty	19	Approvals	69
Mortgages	20	Disputes	70
Real estate agents	22	Electricity	70
Solicitors	23	Floors	72
<b>THINGS YOU SHOULD KNOW ABOUT HONG KONG PROPERTY</b>	<b>27</b>	Gas	72
Buying "off the plan"	27	Home electronics	73
Confirmors	27	Information storage	73
Dangerous slopes	28	Insurance	73
Dimensions	29	Kitchens	74
Forced sale	29	Noise and neighbors	74
Heritage buildings	30	Paint	75
Management companies	30	Plumbing	75
Market timing	30	Rainy season	76
Neighborhoods	31	Salvage	76
Owners' corporations	32	Shared problems	76
Ownership restrictions	33	Spare parts	76
Property inspections	34	Tools	77
Rates and government rent	34	Where to buy	77
Spiritual considerations	35	Windows	77
Unauthorized building works and statutory orders	36	<b>CASE STUDIES</b>	<b>79</b>
Village houses	37	An office in Central	79
Zoning	37	An apartment in Pokfulam	84
<b>RESIDENTIAL PROPERTY</b>	<b>39</b>	A factory in Wong Chuk Hang	95
Hong Kong housing	39	<b>APPENDIX</b>	<b>105</b>
Where to live	43	Mortgage sources	105
<b>NON-RESIDENTIAL PROPERTY</b>	<b>53</b>	Real estate agents	107
Offices	53	Real estate listings	108
Retail space	54	Pricing information	109
Parking spaces	54	Utilities	110
Industrial space	54	Other resources	111
		<b>ACKNOWLEDGEMENTS</b>	<b>113</b>
		<b>ABOUT THE AUTHOR</b>	<b>115</b>
		<b>INDEX</b>	<b>117</b>