

中國稅：在內地買賣物業房產的稅務和外匯問題

當香港有「辣招」、也要交差餉，在內地買樓前，你了解要交什麼稅嗎？「開徵」房產稅究竟是什麼一回事？商用、住宅、商住兩用房有區別嗎？出租房屋要交稅嗎？出售物業要交稅嗎？這講座將以深入淺出方法解釋香港人投資內地房產的稅務和外匯問題。

個案一 香港個人打算在肇慶買入住宅，待退休時居住。

- 買樓要交什麼稅？
- 空置要交稅嗎？
- 退休自住要交稅嗎？

個案二 該香港人在肇慶買房，以其內地的人民幣支付買樓款項。買樓後發覺與自己心目中的理想居所不同，兩年後出售。

- 賣樓要交什麼稅？
- 賣樓之後能把錢匯出香港嗎？要注意什麼細節？要提供什麼材料？

個案三 一家港資企業欲在成都購入四個住宅單位以供成都公司的員工居住，待樓價升時出售。

- 應該以成都公司或個人購入住宅？
- 要考慮什麼因素？

個案四 地產經紀推銷你在廣州買一地鋪。你可以在廣州開鋪經營或出租。持有地鋪要交稅嗎？出租？出售？

個案五 兩夫妻聯名持有物業，丈夫是香港人，妻子是內地人。出售房產收到款項能否匯出香港？

個案六 外祖母把房產贈送給外孫女、叔父把房產贈送給姪兒、男士把房產贈送給小三。要交稅嗎？為何贈送所涉稅費可能高於買賣？

個案七 廣州公司在福州持有員工宿舍。要交什麼稅？

個案八 外資企業買帶租約的物業，可能違反哪些規定？受到什麼處罰？

個案九 以代表處買樓有何限制？為何產生高得難以承受的稅負？

其他

- 能否以房產出資，然後出售股權以節稅？
- 遲交稅有何後果？

網上報名

付款方法及規則

日期：2017年11月18日(星期六)

講座時間：上午9:30 - 下午1:00 (上午9:00起登記入座)

地點：香港九龍長沙灣長裕街8號億京廣場第一期31樓香港工業總會(荔枝角站A出口) [地圖](#)

費用：非會員 (港幣420元), 必思培訓會/ACCA會員/學員/
認可僱主 (港幣370元)

講師：Bolivia Cheung 張少雲 [關於講師](#)

語言：廣東話

CPD：3.5 小時

[免費註冊-必思培訓會員](#) [聯絡我們](#)

****我們歡迎來定制我們的培訓課程，包括真實的案例研究，以滿足貴公司的需要，請隨時與我們聯繫獲取更多信息。**

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