

Tips to Prevent Telephone & Rental Scams



- If in doubt, please **call “Anti-Scam Helpline” at 18222 (24 hours)** for consultation (operated by the Anti-Deception Coordination Centre under the Commercial Crime Bureau of Hong Kong Police Force)
- For emergency, please **call 999** to seek immediate help
- If you suspect that you have fallen prey to a scam, please **contact the nearest police station – Tuen Mun Police Station**
Address: 100 Pui To Road, Tuen Mun, New Territories (Near the Tuen Mun MTR Station)
Tel: 3661 1670

Important Reminders: Beware of Telephone Deception

Types of common topical scams in Hong Kong

Telephone Deception

Investment Fund

Online Romance Scam

How does telephone deception work?

- 1 Caller **pretends to be the staff of delivery express companies and banks, or government officials** from various departments.
- 2 The call is then **transferred to another caller, who claims to be a law enforcement officer and accuses the victim for breaking the law in Mainland.**
- 3 Caller **requests the victim to provide his/her bank account number and password** as “investigation fee” .

Defrauding Tricks

Callers usually request victims to **directly transfer money from their bank accounts or remit money through money changers** into designated bank accounts. They will also trick victims into providing their online banking account and passwords by:

- Requesting directly on the phone;
- Providing victims with **a link to a fake website** which requests victims to **input their online banking accounts and passwords;**
- Requesting the victims to **download fraudulent/malicious mobile applications** and **input their online banking accounts and passwords.**

BEWARE

Law enforcement officers or staff of the government would not make pre-recorded voice calls to the public, nor require the public to provide online banking accounts and passwords or make a bank transfer in order to prove innocence.



Dos and Don'ts when receiving calls from strangers



- Do not answer incoming calls with telephone numbers beginning with “+852”.
- **Do not disclose your personal data to any stranger**, e.g. your name, HKID number, passport number, bank account number, online banking accounts and passwords.
- Do not click on any **suspicious links**.
- Do not input your personal data on **suspicious websites or mobile applications**.



- **End the call immediately** if you encounter telephone deception.
- If the callers claim to be law enforcement officers or staff of government organisations and request your personal data, **contact the corresponding offices to verify the identity of the callers**.

Other resources

Anti-Deception Coordination Centre
(ADCC)



Office of Student Affairs



Seek Help

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If you suspect that you have fallen prey to a scam, please **contact the nearest police station**:

Tuen Mun Police Station

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BEWARE

Remember the “Three Dos”
against telephone deception:

“Hang Up”
“Verify”
“Get Help”



Tips to Prevent Rental Scams

Points to note before renting an apartment

When looking for properties, only appoint trustworthy, licensed Estate Agents and use reliable online real estate websites. Beware of fraudulent websites, which domain names are often similar to those of official websites. Please verify carefully.

When selecting a property to rent, only choose residential property. There might be safety issues residing in an industrial or commercial property and the government may exercise its right of property closure. The property may also not be covered by insurance. Before signing the tenancy agreement, bring along experienced friends to inspect the property, including its facilities and maintenance conditions.

Reminded to behave yourself and be a responsible tenant to maintain the reputation of Lingnan students.



Recent Rental Deceptions in Hong Kong

1. Swindlers, pretending to be landlords, posted advertisements on rental websites and lured victims to contact them via e-mail.
2. Swindlers would claim that they were out of town and unable to allow inspection of the flat.
3. Swindlers would request victims to make advanced rent payments and claim the keys and tenancy agreement will be mailed to the victims upon receipt of the rent.
4. Swindlers would then ask victims to make payments with credit cards on bogus websites in which swindlers can steal victims' credit card information.

Points to note when renting an apartment

Seek clarification from the landlord whether the rent is inclusive of management fees, government rent, maintenance fees, water and electricity charges, etc.

Pay attention whether the property is leased by the principal landlord or sublet by the original tenant. In case of subletting, consent from the principal landlord must be obtained before signing the sub-tenancy agreement according to the law. Be alert if the landlord requests for a large sum of rent in advance, e.g. a year's rent. Generally, the landlord will require the tenant to pay a deposit equivalent to one to three months' rent as a security deposit and the rent of the first month.

Before moving in, check whether facilities, equipment, and appliances are functioning without damage.

Recent Rental Disputes in Hong Kong

1. A company, which rented multiple properties from the principal landlord, sublet the properties to non-local students. The student tenants were requested to pay a year's rent in advance to the company.
2. The company (original tenant) failed to pay rent and miscellaneous fees to the principal landlord, who then decided to take legal action to recover the possession of the property.
3. The company (original tenant) is nowhere to be reached.
4. The non-local student tenants, despite already paying rent in advance to the company (original tenant), are at the risks of being evicted by principal landlords and unable to recover the rent paid in advance.

Estate Agents Authority
Tenancy Guide For Non-
local Students in Hong Kong

Estate Agents Authority
A Guide to Tenancy

Anti-Deception
Coordination Centre
(ADCC)
Rental Deception

二房東捲款失蹤
200港漂恐「雙失」
(Source: Headline Daily)