



ROOKEY

ROOKEY PROPERTY USER GUIDE

英國投資會
房地產
入門指南



ROOKEY

WELCOME TO 歡迎來到 THE UK PROPERTY INVESTORS CLUB 英國投資會

Rookey Property Limited is a team of hardworking, experienced and enthusiastic property professionals who invest in property for profit. We source quality properties in England, Wales and Scotland - all of which have significant equity gains built into the negotiated purchase price. We handle every aspect of the investment so that you do not have to. We offer hands-free investment for all our investors.

Rookey Property團隊專業、可靠、幹練，在英國樓市投資方面經驗豐富，為投資者在買賣英國物業時創造最大盈利。我們為你在英格蘭、威爾士、蘇格蘭尋找優質房源，為你商議符合可觀資產增長的購入價。Rookey Property提供一站式服務，可以協助投資者毫無憂慮地投資英國房地產，幫助你透過房產投資積累財富。

OUR SERVICES

我們的服務

We deliver the following services:
我們將提供以下的服務：

1

SOURCING 尋找房源

We source high-quality properties in England, Wales and Scotland with very significant profit (equity gain) built into the purchase price. We are able to find you exactly what you want!
為你在英格蘭、威爾士、蘇格蘭尋找優質房源，為你商議符合可觀資產增長的購入價，為你買到心中所想。

2

JOINT VENTURE BUY TO SELL PROJECTS 合資企業買賣項目

We offer sourcing, development and the sale of residential property – all of which results in large profit margins. You are the funding partner and Rookey Property Limited, will be the delivery partner*

Rookey Property 為合作夥伴在英國尋找並開發合適項目、旨在為合作雙方帶來可觀邊際利潤，投資者負責提供資金，Rookey Property負責提供相關服務。

3

PROPERTY MANAGEMENT 物業管理

We can source reliable and honest tenants for your properties and, at the same time, manage your property on your behalf.
幫助買家尋找租客、管理物業、代為收租。

**Please note this service is only available to UK Property Investors Clubmembers who can evidence compliance with FCA Policy Statement 13/3*



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OUR SERVICES

我們的服務

We deliver the following services:
我們將提供以下的服務：

4

REFURBISHMENT & PROJECT MANAGEMENT 翻新及項目管理

There is no job too small or too large for our professional team. We deal with a range of alterations, from small cosmetic repairs to entire two-storey conversions. We will also project manage the whole process from start to finish to your satisfaction.
在我們眼中，無論大工程抑或小工程，都是重要的工程。我們的團隊、合作伙伴經驗豐富，可以幫助規模或大或小的工程和翻新，並會由頭到尾為你跟進，確保你滿意。

5

COMMERCIAL CONVERSIONS / DEVELOPMENTS 樓宇轉型及發展

(Commercial to Residential) (從商業辦公室轉型至住宅)

You are the funding partner, we source the property/ land and undertake the conversions. We are experts in both Build to Sell and Build to Rent.
買家可以提供資金，我們將尋找合適物業及土地，進行改造工作，將房屋或土地轉型，建成後賣出或出租。

6

COMPANY FORMATION & OPENING A UK BANK ACCOUNT 開設公司戶口及銀行帳戶

To further assist you being a hands-free investors, Rookey Property Limited provides all our club members support with opening a UK bank account and opening a Limited Company in the UK.
為讓你可以進一步輕鬆投資，Rookey Property Limited為會員提供開始英國有限公司及銀行帳戶的服務。



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OUR FEES 費用

1

The **SOURCING** fee is 3% (plus VAT) of the purchase price or £4000 (plus VAT) minimum for Buy-to-Lets and 4 months rental income for HMOs.

A reservation fee of £1,500 (plus VAT) taken from that 3% secures you the deal and is payable directly to Rookey Property Limited. The balance of the fee is due once the property has been legally secured, payable to our accounts on the date of exchange of the property.

我們提供的尋找房源服務，是物業買入價的3%（不包括增值稅），收樓出租則為至少 £4000，如果是分租單位（HMOs）的話則為六個月的租金。為了確保交易，預訂費用會從以上（物業買入價）的3% 裡抽取£1500（不包括稅），然後直接交給本公司 Rookey Property Limited。當物業獲得合法擔保，餘下的費用可在交易當日通過律師支付。

2

The **JOINT VENTURE** agreement shares the profit equally, on a 50/50 basis after all costs. Costs mainly include the buying price, renovation, professional fees and other fees directly attributable to bringing the project to market.

合資企業買賣項目協議在扣除所有費用後，按50／50的比例平分利潤，費用主要包括購入物業費、裝修費、專業費和其他推廣至市場的費用。

3

PROPERTY MANAGEMENT

(a) Letting Fee £500.00

(b) Property Management 10-15% of the rental received. Most single lets are 10% and multilets are between 12-15% depending on the number of tenants.

The Letting Fee will be payable for each agreement granted to new tenants. An Administration Fee of £ 50.00 will be payable on the occasion of each renewal of an existing agreement.

(c) Preparation of Inventory

Charges for preparation of an inventory and schedule of condition are £50.

物業管理

(a) 租賃費用 £500.00

(b) 物業管理：租金的10-15%，如果是單一租客多為10%，數個租客則為12-15%，取決於租客數量。

新租客簽訂的每份協議都要支付租賃費用。每次續簽時，則需支付£50的管理費。

(c) 編制盤點清單

編制盤點清單的費用為50英鎊。



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JOINT VENTURE BUY TO SELL & BUY TO RENT PROJECTS 合資企業買賣項目



OVERVIEW 概述

At Rookey Property Limited, we like to agree the principle of working together on Joint Venture (JV) projects well in advance of a specific deal. If undertaking one or a number of JV Buy to Sell or Buy to Rent projects with us interests you, please get in touch for an initial conversation.

We will talk through the likely financial scale of the project, timescales, and discuss most of the usual risks with the projects. This can be a highly profitable method of working with us.

Please note, due to the introduction of 13/3 we do need to ensure your situation allows you to take part in JVs. We will therefore require you to complete some paperwork for verification.

We are acting in good faith with the intention of making a profit, but we cannot guarantee the profit delivery, due to the variable nature of buying and selling property.

在Rookey Property Limited，我們非常樂意及積極與投資者共同進行合資企業買賣項目，如果你對一個或多個項目感到興趣，歡迎隨時聯絡我們，進行初步交談。

我們會討論投資的財務規模、投入時間等，亦會講解Buy to Sell項目中大部分常見風險。對投資者而言，這是高利潤的合作模式，然而由於 FCA Policy Statement 13/3 要求，和我們一起合資公司是一個可以賺取更多盈利的途徑。同時需要注意根據13/3，我們需要先確認投資者在允許參與合資的情況下與我們合合，因此需要合作伙伴需要完成確認符合條件的手續。

我們是本著誠意辦事，亦希望獲得盈利，但我們不能保證必然獲利，畢業物業交易市場是可變的。



HOW IT WORKS

如何運作

There are many ways of doing JVs but usually you will own the property as you fund the purchase and the cost of refurbishment. You pay the reservation fee as normal to secure the deal, and upon exchange, the balance of the sourcing fee. This sourcing fee forms part of the costs to be deducted from the final profit, on a 50/50 basis.

We sign a legal agreement outlining the terms of the JV.

Rookey Property Limited, places an RX1 at Land Registry on the property. We manage the sourcing, refurbishment and, once completed, the sale of the property. The property is sold with the profit share split on an equal basis after all costs.

The most important aspect of a JV is communication. As a result we will maintain communication with you every step of the way.

合資企業買賣項目有不同形式，比較常見是投資者將擁有該物業，為購買和翻新成本提供資金。

投資者需要像正常情況下支付預訂費以確保交易順利，並在交換時支付尋找房源費用的餘額。這筆尋找房源費是成本的一部分，將從最終利潤中扣除，比例為50／50。

我們會與投資簽署一份法律協議，概述合資企業的條款。Rookey Property Ltd, places an RX1 at Land Registry on the property. 我們負責物色物業及裝修，一旦完成，我們將出售該房產。

當物業成功出售後，在扣除所有成本後將平分利潤。

合資企業最重要的是彼此溝通，在整個過程中我們將與投資者保持溝通。



THE UK PROPERTY INVESTORS CLUB AND PROPERTY DEALS

英國投資會及物業成交

We are delighted that you have now become a member of this group and are looking forward to working with you. The deals are released to you via email on a fortnightly basis. If there are any offerings that catch your eye then you may want to schedule a call with us to discuss it. That is because all deals are on a 'first come, first serve' basis.

Once you have worked with us for some time you will get to know the kind of deals we can access and even trust us to go ahead and secure the deal quickly while it is still on the table - this is particularly useful during a "hot" market where deals go quickly and need to be secured fast.

Our aim overall is to make you feel comfortable investing with us so are happy to discuss every detail with you from the start. To reserve a deal you will need to complete our reservation form and pay the reservation fee.

我們很榮幸你可以加入投資會成為我們的一員，亦並期待著未來與您合作。

我們每兩周會以電郵形式向您發布物業資料。一旦物業資料正式發布，我們鼓勵您與我們預約時間在電話傾談。這些物業是先到先得的。亮麗的往績讓不少與我們合作的投資者建立互信，他們知道Rookey Property提供的物業資料是優質的，故此有時甚至不需要審閱太多就會進行交易。當然，我們的目標是讓您在整個投資過程中感到安心舒適，只要你願意，我們很樂意與您一起探討物業投資的一切。這對於現時熾熱的市場，甚為有用。

如果要預訂交易，會員需要填寫預訂表格，並支付預訂費。



HOW ARE THE DEALS SENT?

物業資料是如何發送?

We will send you the full property details via email. This will be sent as a report in a PDF format. This will include an outline of the due diligence I use as an active property investor. In order to ensure you do not miss a deal we will also alert you via text message. We only source properties that I, myself would invest in, and which is our ultimate guide in deciding which properties we are happy to put our name to.

Each report contains information on the property itself, the area, and market value. This is gained from a number of sources including local estate agents, previous sold prices and potential rental income. We will usually consider a rental on both an AST and a multi-let basis. We can find tenants for you and manage your buy to let if you wish, under our property management company.

Since we know the type of investments you are interested in we will alert you to certain deals as they arise. At the same time, please feel free to contact us by phone or email about any deals you may have spotted yourself and that interests you.

我們會將完整的物業細節以PDF格式的報告文件發送到您的郵箱，內含我作為活躍的房產投資者所使用的查證工作，同時會發送短訊，確保您即使沒有即時查閱電郵也不會錯過物業報告。

我們只會物色自己願意投資的房產，這是決定推薦哪些房產予會員的宗旨。

每份報告都包含了物業本身、區域和市場價值的信訊，內容來自不同來源，包括當地房產中介、過往的銷售價格、潛在租金。通常情況下，我們會在AST及多元租戶的基礎上查看租金。如果您願意，我們可以協助並管理您的租賃物業。

由於我們會收集您的要求，因此會通過電郵向您發送符合您投資目標的物業資料。請隨時通過電話或電郵聯繫我們，了解您感興趣的任何物業資料。



WHAT DOCUMENTS ARE NEEDED?

需要準備什麼文件?

In order for us to move quickly with deals, we require the following documents ready:

- Passport copy of buyer
- Proof of funds
- Decision in Principle if buying through mortgage
- Proof of address
- Certificate of incorporation if buying in a limited company
- Passport copies of the Directors

All documents must be certified by a notary or solicitor

為使交易可以快速，買家請準備好以下文件：

- 買家的護照副本
- 資金證明
- 如果是以抵押貸款形式購買物業，請提供按揭貸款意向書（Decision in Principle）
- 地址證明
- 如果是以有限公司購買，則需提供公司註冊證書
- 公司董事的護照副本

所有文件必須由公證人或律師認證



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WHAT DO YOU GET FROM THE UK PROPERTY INVESTORS CLUB? 您能從英國投資會獲得什麼?

THE PROCESS 過程一覽

A Discovery Call so that we can get to know your property investment objectives and goals.

每位會員都可以有次Discovery Call，以了解你的投資目標及偏好

Taking part in a monthly webinar to help increase your knowledge of different property strategies and to provide you with updates on the UK property market. We will also share UK property investments tips and networking opportunities. We often invite guest speakers such as accountants and mortgage brokers to give us the lowdown from their end.

我們將每月舉行網絡研討會，幫助您：了解不同投資策略、更新英國房地產市場最新消息、分享投資技巧及網絡。我們亦會邀請會計師和貸款經紀等嘉賓分享行業知識。

A monthly newsletter. 每月通訊

Access to a private Facebook Community group.

進入Facebook群組，彼此交流資訊

Support from us and other investors via a private WhatsApp group.

加入私人WhatsApp群組，以獲得Rookey及其他投資者的支援



CONTACT US

聯絡我們



+44 7526 862 143



irene@rookeyproperty.com



www.rookeyproperty.com



130 Old Street, London England, EC1V 9BD

