



在《專業天地》內，我們會解答與持牌人執業息息相關的一些常見提問。
In *Horizons*, we will list out the answers to selected enquiries commonly raised by licensees concerning estate agency practice.

問：差餉物業估價署(差估署)的「物業資訊網」有提供物業許可用途的資料，但差估署並非「物業資料表格」內有關物業用途限制的訂明來源。我可否根據差估署所提供的物業許可用途資料填寫表格？

答：差估署的「物業資訊網」發放的物業許可用途資料，來源為屋宇署發出的「佔用許可証」。因此，就符合《地產代理常規(一般責任及香港住宅物業)規例》下提供指定物業資料的目的而言，地產代理若從「物業資訊網」取得的住宅物業的許可用途資料，監管局會視之為來自訂明來源。

Q: The Property Information Online (PIO) service of the Rating and Valuation Department (RVD) provides information on user restrictions in respect of residential properties. However, RVD is not a “prescribed source” of “user restrictions” as specified in the Property Information Form. Can I fill in the form according to information on user restrictions provided by the RVD?

A: The information on permitted occupation purposes in respect of residential properties provided by the PIO of the RVD originates from the Occupation Permits issued by the Buildings Department. Hence, for the purpose of complying with the requirements on the provision of prescribed property information under the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation, the information on permitted occupation purposes in respect of residential properties obtained from the PIO will be regarded by the EAA as obtained from a prescribed source.

問：為了儘早給予準買家有關某一手住宅物業項目的有用資訊，我可否在賣方發出價單及售樓說明書之前，向準買家提供有關項目的宣傳品及「意向價」？

答：根據監管局發出相關的執業通告(編號 13-04(CR))，如持牌人向準買家提供任何一手住宅物業資料，須以賣方提供的售樓說明書及文件所載的資料為準；持牌人不得在賣方發出價單之前向準買家提供任何該項目的「意向價」。

此外，地產代理公司在為一手住宅樓盤銷售發出任何廣告或宣傳物品之前，必須先取得賣方的書面同意，並要採取一切合理步驟核實資料的準確性，以及在發出前取得賣方就所載資料的準確性及完整性的明確書面批署。

Q: In order to provide a prospective purchaser with useful information about a first-hand residential development as early as possible, can I provide promotional material and the “intended price” before the vendor releases the price list and sales brochure?

A: According to the relevant Practice Circular (no 13-04 (CR)), when providing information on any first-hand residential property to a prospective purchaser, licensees must do so only on the basis of the latest information contained in the sales brochure and documents prepared by the vendor. Licensees should not provide any “intended price” of the development before the release of the price list by the vendor.

Moreover, estate agency companies must obtain written consent from the vendor before they issue any advertisement or promotional material. They must also take all reasonable steps to verify the accuracy of the information contained in such material and obtain the vendor’s express endorsement in writing of the accuracy and completeness of the particulars contained therein before issuance.