

### 「地產代理監管局實務證書課程」證書頒發典禮 “EAA’S CERTIFICATE PROGRAMME IN PRACTICE” CERTIFICATE PRESENTATION CEREMONY



為幫助持牌人有效執業打好妥善基礎，監管局在2016年10月推出全新的結構性課程——地產代理監管局實務證書課程。

此課程分為三個單元：

- 單元一——專業操守及誠信；
- 單元二——地產代理法律與規則；及
- 單元三——地產代理實務與實用知識。

以上三個單元由十個課堂及三個單元測驗組成。完成整個課程及於所有測驗取得合格或以上成績，並符合出席要求的參加者可獲頒發證書。

第一期課程已於2016年10月至2017年3月舉辦，首十個課堂共吸引1,339人次參加。有27名持牌人於三個單元測驗中取得合格成績而獲得由地產代理監管局頒發證書，當中有2名持牌人取得卓越成績。此外，有8名持牌人出席整個課程及時數達全數30小時而獲得「卓越勤學獎」。

To help the licensees build a solid and proper foundation for effective estate agency practices, a structured programme titled “EAA’s Certificate Programme in Practice” was launched in October 2016.

This programme is structured into three modules, namely:

- Module One – Professional Ethics and Integrity;
- Module Two – Estate Agency Law and Regulations; and
- Module Three – Estate Agency Practice and Knowledge in Practical Use.

Forming these modules are ten classes and three module-end tests. A certificate will be presented to those participants who passed all three module-end tests and fulfilled the attendance requirement.

The first series of the programme was held between October 2016 and March 2017, and the first 10 classes attracted 1,339 enrolments in total. 27 participants who passed all three module-end tests were awarded the certificate issued by the EAA, and two licensees attained distinction. Besides, eight participants who attended all 30 hours of classes in full were awarded the “Excellence in Diligence Award”.



證書頒發典禮已於2017年5月16日舉行，並由監管局服務總監張秀成先生頒發證書予有關的持牌人。

成功修畢課程的學員表示，儘管課程要求嚴格，但於課堂中學到的知識，足以推動他們持續進修。他們亦表示課程的內容涵蓋全面及實用，讓參與課堂的持牌人能夠裝備執業所須的適當行為及實用知識。此外，獲頒證書的持牌人亦對課程給予正面評價，認為全新設計的課堂與互動的學習模式，增強了他們對物業交易的法律和法規要求的理解，這對他們的日常工作十分重要。另外，他們亦表示導師們生動有趣的講解能讓學員提高學習興趣，令他們的學習事半功倍。

第二期的地產代理監管局實務證書課程已於2017年4月份開辦。詳情請瀏覽監管局網頁：[www.eaa.org.hk/zh-hk/CPD-Scheme/EAA-Certificate-Programme-in-Practice](http://www.eaa.org.hk/zh-hk/CPD-Scheme/EAA-Certificate-Programme-in-Practice)

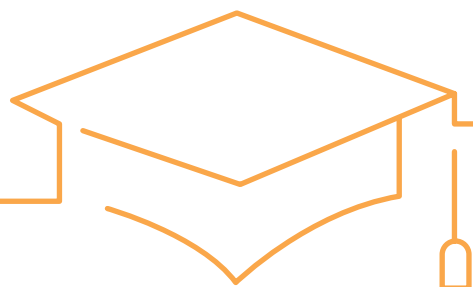
(註：此課程現階段將以廣東話授課，監管局將於稍後研究以英語授課的可行性。)

A certificate presentation ceremony was held on 16 May 2017 at which Mr Cavan Cheung Sau-shing, Director of Services of the EAA, presented the certificates of the programme to the awardees.

In spite of the stringent completion requirement of the programme, the certificate awardees reflected that the practical knowledge taught did help drive their persistence in the study. Also, the certificate awardees remarked that the programme was comprehensive and useful. The programme equipped them with practical knowledge for proper practice. In addition, the certificate awardees commented that the newly designed classes and interactive learning approach enhanced their understanding of the legal and regulatory requirements of property transactions, which is of vital importance to their daily work. Moreover, the instructors' lively and vivid presentation and explanations made the learning process more effective.

The second intake of the classes of the EAA's Certificate Programme in Practice has started in April 2017. For details about the programme, please visit the EAA website: [www.eaa.org.hk/zh-hk/CPD-Scheme/EAA-Certificate-Programme-in-Practice](http://www.eaa.org.hk/zh-hk/CPD-Scheme/EAA-Certificate-Programme-in-Practice)

*(Note: the programme is conducted in Cantonese at this stage. The EAA will study the feasibility of conducting the programme in English later.)*



## 「置業按揭精明眼」公開講座 PUBLIC SEMINAR ON “SMART TIPS ON MORTGAGE APPLICATION”



監管局向來重視消費者教育，定期舉辦不同活動教育公眾有關物業交易的注意事項。鑑於過去兩年舉辦的公開講座均反應熱烈，監管局於2017年3月25日另外舉辦了一場名為「置業按揭精明眼」的公開講座，吸引了逾450位觀眾出席。

講座由新城財經台主持林潔瑩女士擔任主持，邀請了四名不同界別的講者，包括著名專欄作家及冠域商業及經濟研究中心主席關焯照博士、永隆銀行助理總經理及零售銀行部主管鍾少權先生、監管局牌照委員會委任成員蕭亮鴻測量師及監管局投訴部高級經理陳汝傲律師。席上他們談及影響物業按揭申請的因素，以及物業估價的準則。此外，他們也分享了對樓市走勢的見解，並講解地產代理提供按揭申請相關資料的投訴個案。

是次講座以問答環節作結，觀眾踴躍提問。監管局未來會繼續就其他議題舉辦更多公開講座。

The EAA attaches great importance to consumer education and organises different kinds of events regularly to educate the public of the important points to note during property transactions. Following the positive feedback from the EAA's previous public seminars held in the past two years, a seminar titled “Smart Tips on Mortgage Application” was held on 25 March 2017 with an audience of over 450 people.

The seminar, hosted by Metro Finance Radio programme host Ms Grace Lam, had invited four speakers from different professions, including Dr Andy Kwan, renowned columnist and Director of ACE Centre for Business and Economic Research; Mr Derek Chung, Assistant General Manager and Head of Retail Banking of Wing Lung Bank; Sr Keith Siu, Board-appointed member of the EAA Licensing Committee and Mr Chan U-keng, Senior Manager of Complaints Section of the EAA. Speakers talked about factors affecting a mortgage application and the criteria of property valuation. In addition, they also shared their views on the property market and illustrated some complaint cases concerning estate agents in providing mortgage application related information.

The seminar ended with a “Questions and Answers” session which the audience actively participated in. The EAA will continue to hold public seminars on other topics in the near future.



## **「傑出地產代理獎」— 簡介與進度**

### **“OUTSTANDING ESTATE AGENT AWARD”: INTRODUCTION AND PROGRESS**

為進一步推廣地產代理行業的專業化及肯定傑出業界從業員的成就，監管局自1997年成立以來，首次舉辦「傑出地產代理獎」。

監管局收到約一百份報名表，由不同界別的專業人士組成的初選評審小組會根據參加者的責任感、誠信、優質服務及正面積極四方面進行評分。入圍者將獲邀出席面試，由終選評審小組選出得獎者，得獎結果將會在今年下旬公佈。

監管局期望透過舉辦傑出地產代理獎，進一步鼓勵持牌人提升自我，並為業界帶來長遠的正面影響。

To further promote the professionalism of the estate agency industry and recognise the achievements of the outstanding practitioners in the trade, the EAA first launched the “Outstanding Estate Agent Award” this year since its establishment in 1997.

About one hundred applications were received. The preliminary selection panel formed by professionals of different sectors adjudicated on the entries according to the applicants’ level of responsibility, level of integrity, service excellence and positiveness, while the shortlisted applicants will be interviewed by the final selection panel to decide the final winners. The Award results will be announced later this year.

The EAA hopes the introduction of the Outstanding Estate Agent Award will further motivate licensees to develop themselves so as to achieve a long-term positive influence on the trade.

## **關於業主繳納差餉及/或地租的建議**

### **ADVICE TO PROPERTY OWNERS ON RATES AND/OR GOVERNMENT RENT LIABILITY**

差餉物業估價署（「估價署」）近日發文，提醒監管局各持牌人在物業交易之前，提醒客戶有關繳納差餉及/或地租的責任，查閱並繳清所累欠的差餉及/或地租；以及有關繳納人的登記資格及「差餉及/或地租通知書」用途的資訊。任何逾期未繳納的差餉及/或地租均會被徵收附加費，政府也可採取法律行動追收欠款。

為鼓勵持牌人參閱有關資料，監管局已於2017年5月22日上載至監管局網頁（進入「持牌人」>「其他有用資訊」）。

The Rating and Valuation Department (“RVD”) has recently issued an article to remind EAA’s licensees to remind their clients of the liability of rates and/or Government rent; to check and clear any outstanding balance of rates and/or Government rent prior to the transaction of the property; and about the eligibility to register as payer and the purpose of the demands for rates and/or Government rent. Any outstanding balance of rates and/or Government rent will be imposed as a surcharge for late payment and the Government may take legal action to recover the outstanding amount.

To encourage licensees to read the information, it has been posted on the EAA’s website on 22 May 2017 (under “Licensee” > “Other Useful Information”).

## 《非本地學生在香港租屋指南》新小冊子 NEW BOOKLET “TENANCY GUIDE FOR NON-LOCAL STUDENTS IN HONG KONG”

不少非本地學生來港讀書，但基於大學宿位短缺，部分非本地學生需另覓居所。有見及此，監管局出版了一本名為《非本地學生在香港租屋指南》的新小冊子，以協助非本地學生了解在香港租住物業時應留意的要點。

此小冊子闡述有關委任持牌地產代理、訂立《地產代理協議》，及揀選物業要注意的事項。為方便非本地學生閱讀，小冊子設有繁體中文、簡體中文及英文版本。公眾可於本港大學索取，或於監管局網頁瀏覽網上版本，也可親臨監管局辦事處索取。

Due to the high number of non-local students coming to Hong Kong to study and the scarcity of hostel places in universities, some of the non-local students need to look for accommodation elsewhere. To help them understand the important points to note when renting a flat in Hong Kong, the EAA has published a new booklet titled “*Tenancy Guide for Non-local Students in Hong Kong*”.

The booklet illustrates the important points about appointing a licensed estate agent, entering into an estate agency agreement and selecting a property. There are traditional Chinese, simplified Chinese and English versions for non-local students to read easily. The booklet is now available at local universities in Hong Kong, and also on the EAA’s website and at the EAA’s office.



## 恐怖分子或與恐怖分子有聯繫者的更新資料 UPDATING OF SPECIFICATION OF TERRORISTS AND TERRORIST ASSOCIATES

監管局不時接獲保安局通知，有關聯合國安全理事會委員會發出的恐怖分子或與恐怖分子有聯繫者的更新名單。持牌人應採取措施協助打擊洗黑錢活動及留意更新名單。

請留意，聯合國已於2017年5月12日發出恐怖分子或與恐怖分子有聯繫者的更新名單，相關公告已刊於政府憲報內。持牌人可參閱政府的憲報資料 ([www.gld.gov.hk/egazette/pdf/20172119/cgn201721193058.pdf](http://www.gld.gov.hk/egazette/pdf/20172119/cgn201721193058.pdf))，以了解有關詳情。

監管局提醒所有持牌人，如發現任何懷疑洗黑錢個案，應向聯合財富情報組 ([www.jfiu.gov.hk](http://www.jfiu.gov.hk)) 舉報。

The EAA is notified by the Security Bureau regularly on the updates of the list of terrorists and terrorist associates from the United Nations Security Council Committees. Licensees should adopt measures to help combat money laundering activities and pay attention to the updated list.

Please note that the United Nations has issued an updated list of terrorists and terrorist associates and a notice was published in the Gazette on 12 May 2017. Licensees can read the notice at the Government’s Gazette for more details ([www.gld.gov.hk/egazette/pdf/20172119/egn201721193058.pdf](http://www.gld.gov.hk/egazette/pdf/20172119/egn201721193058.pdf)).

The EAA reminds all licensees that any suspicious cases of money laundering should be reported to the Joint Financial Intelligence Unit ([www.jfiu.gov.hk](http://www.jfiu.gov.hk)).