

「境外置業『危』『機』攻略」公開講座

Public Seminar on “Risks and Opportunities in Purchasing Property Situated Outside Hong Kong”

監管局一直透過不同渠道教育及提醒公眾有關購買境外物業的風險。局方於6月22日舉辦一個名為「境外置業『危』『機』攻略」的公開講座，吸引了接近200位公眾出席。

講座由專業司儀林伽遙女士擔任主持，講者包括：香港中文大學經濟學系副教授及劉佐德全球經濟及金融研究所常務所長莊太量教授、國眾聯測量師行顧問及香港測量師學會前會長余錦雄測量師，以及監管局行政總裁韓婉萍女士，除了提醒公眾境外置業的風險和考慮要素，同時分享不同案例及經驗，助消費者深入了解境外置業的「危」與「機」，做個精明的投資者。

是次公開講座的精華錄影片段將會上載至監管局網頁及YouTube頻道，歡迎有興趣人士上網重溫。



一眾講者及主持合照。(左起：莊太量教授、韓婉萍女士、余錦雄測量師、主持林伽遙女士)

Group photo of the speakers and host. (From left: Professor Terence T. L. CHONG, Ms Ruby HON Yuen-ping, Sr YU Kamhung, Host, Ms Caca LAM)

To keep warning consumers of the risks in purchasing properties situated outside Hong Kong, the EAA organised a public seminar titled “Risks and Opportunities in Purchasing Property Situated Outside Hong Kong” on 22 June 2024, attracting about 200 people.

The seminar was hosted by professional emcee Ms Caca LAM. Guest speakers included Professor Terence T. L. CHONG, Associate Professor of Economics and Executive Director, Lau Chor Tak Institute of Global Economics and Finance, the Chinese University of Hong Kong; Sr YU Kam-hung, Consultant of PSA (HK) Surveyors Limited and the Past President of the Hong Kong Institute of Surveyors; and Ms Ruby HON Yuen-ping, Chief Executive Officer of the EAA. They shared their views on the crucial factors to consider when purchasing property situated outside Hong Kong, as well as relevant case and personal experiences to help consumers understand more about the “risks” and “opportunities” when purchasing properties situated outside Hong Kong.

The highlights video of the seminar will be uploaded to the EAA’s website and the EAA’s YouTube channel soon.



講者與觀眾分享關於購買香港境外未建成物業要注意的事項。

The speakers shared the points to note when purchasing uncompleted properties outside Hong Kong with the audience.

鼓勵地產代理商舖參與 《地產代理良好處理劏房租賃約章》

Estate Agency Shops are encouraged to participate in the Charter on Good Practice of Estate Agents in Handling Subdivided Unit Tenancy

因應「劏房」租務管制的《業主與租客（綜合）條例》（第7章）第IVA部（《條例》）於2022年1月22日實施，監管局於2023年9月協助地產代理業界推出《地產代理良好處理劏房租賃約章》（「《約章》」）。

截至2024年6月26日，已有108間地產代理商舖簽署《約章》。監管局深信以良好作業模式處理劏房租賃，能保障租賃雙方的利益，並符合地產代理的專業操守和水平。

監管局鼓勵更多地產代理商舖及業界商會參與《約章》，藉此顯示代理們對協助業主及租客了解並遵從劏房租務管制相關規定的決心。此外，參與《約章》的地產代理商舖可向公眾展示良好處理劏房租賃的做法。

參與《約章》的地產代理商舖將承諾良好處理劏房租賃，做到兩個「不會」及六個「必會」。

監管局網頁亦會顯示所有參與《約章》的地產代理商舖名稱，局方並會向這些商舖提供張貼於櫥窗的《約章》標誌貼紙及相關宣傳物品。監管局鼓勵有興趣參與《約章》的地產代理商舖於監管局網頁填寫電子報名表：www.eaa.org.hk/zh-hk/SDU-Charter

此外，為提升地產代理對相關指引及《約章》的了解，及增進監管局人員與前線地產代理的溝通，局方於5月底特別就此議題在深水埗區舉辦了一個相關的聚焦小組會議。

是次會議共有近30名前線持牌人及業界商會代表參加，當中有不少有處理劏房租賃的經驗。會議中，監管局代表提醒了持牌人在安排客戶簽訂與劏房相關的租約前，須向客戶

In light of the Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) ("the Ordinance") which implements tenancy control on Subdivided Units ("SDU") came into force on 22 January 2022, the EAA assisted the estate agency trade to roll out the Charter on Good Practice of Estate Agents in Handling Subdivided Unit Tenancy ("the Charter") in September 2023.

As of 26 June 2024, 108 estate agency shops have already signed the Charter. The EAA firmly believes that good practices in handling SDU tenancies can safeguard the interests of both the tenants and the landlords, which is also in line with the professional ethics and standards of estate agents.

The EAA encourages more estate agency shops to participate in the Charter, which implies their commitment to assist landlords and tenants in understanding and complying with the relevant requirements of tenancy control on SDUs. Also, the participating estate agency shops would be able to demonstrate their good practices in handling SDU tenancies.

Participating estate agency shops are committed to adhere to two "wont's" and six "wills" regarding the good practices of handling SDU tenancies.

The names of the participating estate agency shops that joined the Charter will be shown on the EAA's website. With the Charter logo sticker offered by the EAA, the estate agency shops can showcase it on their shopfront and display promotional collaterals in their shops. The EAA encourages all interested estate agency shops to



參與《約章》的地產代理商舖承諾做到兩個「不會」及六個「必會」。The signatories of the Charter adhere to the two "wont's" and six "wills".

解釋《條例》第IVA 部下的主要規定，也向持牌人解釋了《約章》的主要內容，同時亦聆聽了持牌人在處理劏房租賃工作時所遇到的困難，並解答了他們的不少疑問。

出席會議的持牌人反應正面，局方未來會繼續在其他地區舉辦同類型的聚焦小組會議。



監管局於5月底在深水埗區舉辦有關處理劏房租賃的聚焦小組會議。

The EAA held a focus group meeting on issues concerning the handling of SDU tenancies in Sham Shui Po District at the end of May.

join our SDU Charter simply by completing our e-enrolment form from the EAA's website: www.eaa.org.hk/en-us/SDU-Charter

In addition, to enhance the estate agents' understanding of the relevant guidelines and the Charter, and to improve the communication between the EAA staff and frontline estate agents, the EAA held a focus group meeting particularly on this issue in Sham Shui Po District at the end of May.

About 30 frontline licensees and trade associations' representatives attended the meeting, most of them had experience in handling SDU tenancies. During the meeting, representatives of the EAA reminded the licensees to explain to their clients about the major requirements under Part IVA of the Ordinance before arranging them to enter into tenancy agreements relating to SDU. EAA representatives also explained the key points of the Charter to the licensees and listened to the licensees' difficulties they had encountered in handling SDU tenancies and answered their queries.

The feedback from licensees was positive. The EAA will continue to organise similar focus group meetings in other districts in the future.

監管局應邀為業界舉辦的講座演講

The EAA was invited to give a seminar organised by the trade

就着有關銷售香港境外未建成物業（「境外未建成物業」）的新執業通告（編號23-02(CR)），香港地產代理商總會於2024年5月23日舉辦一個相關的講座，並邀請了監管局向其會員詳細講解通告指引。監管局執行總監陳汝傲先生為是次講座的主講嘉賓，席間，他向持牌人講解新通告的重點，並提醒他們在處理境外未建成物業銷售時必須遵守指引。講座結束後設有問答環節，逾50名參加者踴躍參與。



監管局執行總監陳汝傲先生為是次講座的主講嘉賓。

The EAA Director of Operations Mr CHAN U Keng speaks at the seminar.

In light of the Practice Circular (No. 23-02 (CR)) concerning the sale of uncompleted properties situated outside Hong Kong ("UPOH"), the Hong Kong Real Estate Agencies General Association organised a seminar on 23 May 2024 and invited the EAA to introduce the guidelines in detail to its members. The EAA Director of Operations Mr CHAN U Keng was the speaker at the seminar. Mr Chan highlighted the salient points of the Circular and emphasised the importance of compliance with the guidelines when licensees handle the sale of UPOH. The seminar was followed by a highly engaging Q&A session, with more than 50 participants actively participating in the seminar.

香港地產代理商總會向陳汝傲先生（中）頒贈感謝狀。

Mr CHAN (middle) receives a letter of appreciation from the Hong Kong Real Estate Agencies General Association.



《2024年水務設施（修訂）條例》 Waterworks (Amendment) Ordinance 2024

地產代理監管局提醒所有持牌人，留意《2024年水務設施（修訂）條例》（「修訂條例」）已於2024年4月19日生效。修訂條例的目的是提升執法效能，從而加強對濫收水費違例人士的阻嚇作用。修訂條例賦權水務監督可向相關人士要求提供資料或文件，若未能提供或任何人如在調查懷疑濫收水費個案期間向水務監督提供虛假或具誤導性資料或文件，將構成犯罪，可被處以罰款及甚至監禁。修訂條例亦加入新條文要求除水務監督以外收取水費的人士須在收到有關款額支付當日之後的7天內發出包含指定內容的收據，及備存收據副本2年（有關提供收據及保存收據副本的責任，將於2024年7月19日生效）。持牌人應提醒其業主客戶有關收取水費付還時的新規定及相關罪行的罰則。有關修訂條例的詳情，可透過下列連結參閱詳細資訊：www.wsd.gov.hk/tc/prosecution-pilot-scheme-sdu/index.html



The Estate Agents Authority would like to draw all licensees' attention to the Waterworks (Amendment) Ordinance 2024 ("Amendment Ordinance"), which has come into effect on 19 April 2024. The objective of the Amendment Ordinance is to enhance the enforcement efficiency, thus strengthening the deterrent effect against those conducting the illegal act of overcharging for water. The Amendment Ordinance empowers the Water Authority ("WA") to request information or document from relevant persons. According to the Amendment Ordinance, failure to provide or provision of false or misleading information or document during investigation of suspected cases of overcharging of water to the WA by any person will constitute an offence subject to fine and even imprisonment. There are also new provisions under the Amendment Ordinance requiring a person (other than the WA) who receives charges for water must issue a receipt containing specified content within 7 days after the date of payment of the relevant amount, and keep a copy of the receipt for 2 years (the duty of giving receipts and keeping copy of the same will come into effect on 19 July 2024). Licensees should remind their landlord clients about the new requirements under the Amendment Ordinance when collecting the reimbursement for water charge and the corresponding penalties for relevant offences. Details of the Amendment Ordinance can be found in the following webpage: www.wsd.gov.hk/en/prosecution-pilot-scheme-sdu/index.html



差餉物業估價署發出的提醒

Reminder from the Rating and Valuation Department

差餉物業估價署（「估價署」）發文建議持牌人在處理物業轉易時，要提醒客戶有關繳納差餉及/或地租的責任，以及更新物業繳納人的資料，以保障買方的利益。

估價署亦介紹「電子差餉地租單服務」，登記用戶可透過此服務查閱電子差餉地租單並安排付款，既方便又環保，並提醒納稅人自2025年1月至3月的季度，住宅物業的應繳差餉會採用累進差餉徵收率計算。

監管局鼓勵各持牌人閱覽該篇文章。如需進一步資料或查詢，請致電估價署查詢熱線2152 0111或瀏覽該署網頁：www.rvd.gov.hk/tc

The Rating and Valuation Department ("RVD") has issued an article to advise licensees to remind their clients of the liabilities in rates and/or Government rent and change the payer's particulars of the properties so as to protect the purchasers' interest while handling property conveyance.

The RVD also introduces the eRVD Bill service for registered users to retrieve the electronic demand which is convenient and environmentally friendly and would like to remind tax payers on the implementation of progressive rating system for domestic tenements, with effect from the quarter of January to March 2025.

The EAA encourages licensees to refer to the RVD's article. For any further information or enquiries, please contact the RVD's hotline at 2152 0111 or visit its website: www.rvd.gov.hk/en

監管局年報榮獲國際設計獎項 EAA's Annual Report Won an International Design Award



監管局2022/23年度的年報榮獲享譽國際的ASTRID Awards 2024銅獎（「非牟利機構組別：政府」）。

國際ASTRID Awards每年均對傳訊媒體之設計優越作品作出嘉許。監管局很榮幸能夠在全球最優秀的設計師中脫穎而出。監管局日後將繼續提升年報的質素，以便更有效向公眾傳達監管局的信念、使命和工作。

監管局2022/23年度年報榮獲國際ASTRID Awards 2024銅獎。
The EAA's Annual Report 2022/23 was awarded the "Bronze" award in the ASTRID Awards 2024.

The EAA's Annual Report 2022/23 was awarded the "Bronze" award in the ASTRID Awards 2024, a renowned international design award, under the Category of "Annual Report – Not-for-Profit Organizations: Government".

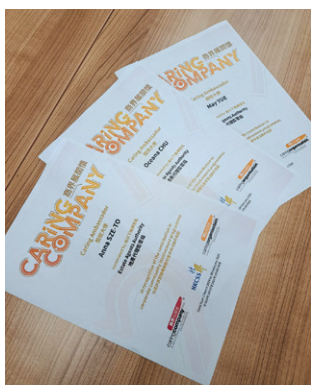
The ASTRID Award is an international award which honours outstanding achievement in design communications every year. The EAA is honoured to receive such an award among the world's best design specialists. The EAA will continue to enhance the quality of its future annual reports in order to convey the EAA's belief, mission and work to the public more effectively.

監管局連續九年獲嘉許為「同心展關懷」機構 EAA awarded the Caring Organisation for the ninth consecutive year

監管局於香港社會服務聯會（「社聯」）舉辦的「同心展關懷」計劃2023/24中獲嘉許為「同心展關懷」機構，此乃監管局連續第九年獲得此項殊榮。

同時，監管局本年度有三名員工獲社聯嘉許為「關懷大使」，以表揚他們積極支持及參與監管局舉辦之義工活動。

監管局致力透過多項措施，為社區、員工及環境帶來正面影響，例如支持員工參與義工服務、服務社區、提高環保意識及為員工提供安全健康的工作環境等。監管局未來將繼續支持員工積極回饋社會並履行企業社會責任。



The EAA was awarded as one of the Caring Organisations under the Caring Organisation Scheme 2023/24, launched by The Hong Kong Council of Social Service ("HKCSS"). It is the ninth consecutive year that the EAA has received this Award.

In addition, three EAA staff have been awarded as "Caring Ambassadors" by the HKCSS this year, as a token of appreciating their continuous support and participation in the EAA's volunteering services.

The EAA is always committed to making a positive impact on community, employees and the environment through various initiatives such as supporting staff in volunteering and serving the community, promoting awareness in environmental protection and providing a safe and healthy working environment to employees. The EAA will continue to support employees to reciprocate to the community and fulfil its corporate social responsibility in the future.

三名監管局員工獲香港社會服務聯會嘉許為「關懷大使」。
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