



監管局鼓勵從業員多了解建議法例的內容，以及提出意見。建議法例及諮詢文件可於各區民政事務處索取，或於運輸及房屋局網頁 (www.thb.gov.hk) 下載。諮詢期於2012年1月28日完結。

監管局會密切留意建議法例的立法進展，待有關法例及措施的詳情落實後，如有需要，會向業界發出執業通告。



運輸及房屋局的代表向地產代理從業員講解規管一手住宅物業銷售建議法例。(左起) 首席助理秘書長(特別職務) 朱潘潔雯女士、首席助理秘書長(房屋)(私營房屋) 馮建業先生、副秘書長(房屋) 李麗儀女士、高級政務主任(私營房屋)(特別職務) 高怡慧女士。

Representatives of the Transport and Housing Bureau brief the estate agency practitioners on the proposed legislation to regulate the sale of first-hand residential properties. From left: Mrs Hedy Chu, Principal Assistant Secretary (Special Duties), Mr Eugene Fung, Principal Assistant Secretary (Housing)(Private Housing), Ms Annette Lee, Deputy Secretary (Housing), Miss Sharon Ko, Senior Administrative Officer (Private Housing)(Special Duties).

penalty of a \$5 million fine and seven years' imprisonment;

6. Setting up an enforcement authority with relevant powers to implement the proposed legislation.

THB's representatives attended a briefing session exclusively for the estate agency trade to help the trade understand more about the proposed legislation on 15 December 2011. A total of 53 members of the trade attended, including representatives from eight trade associations and various estate agency companies frequently involved in the sale of first-hand properties. In addition to introducing the key features of the proposed legislation, THB also exchanged views with the trade on the draft legislation.

Practitioners are encouraged to understand more about the proposed legislation and express their views. The proposed legislation and the consultation paper can be obtained at District Offices or downloaded from THB's website (www.thb.gov.hk). The consultation period will end on 28 January 2012.

The EAA will closely monitor the legislative process of the proposed legislation. Upon the implementation of the legislation and relevant measures, the EAA may issue a practice circular to the trade if necessary.

業界聯絡會議 Trade Liaison Meeting

監管局在2011年12月15日舉行季度業界聯絡會議，與八個商會的代表討論了多個議題，包括與保障客戶個人資料執業通告相關的問題與解答、監管局稍後與廉政公署聯合出版《優質執業手冊》，及內地與香港地產代理專業資格互認安排進展等。

監管局正研究要求業界將實用面積的資料應用於二手樓宇買賣及租賃事宜上。就此，監管局在業界聯絡會議及兩個從業員聚焦小組會議內收集意見。業界普遍明白，採用實用面積是公眾要求及大勢所趨，而從業員亦一向有透過差餉物業估價署的「物業資訊網」網上服務，查詢住宅物業(鄉村式屋宇除外)的實用面積、樓齡及其他資料。監管局會詳細諮詢業界意見，再草擬執業通告。

The EAA held a quarterly trade liaison meeting on 15 December 2011 and discussed a number of topics of concerns to the trade with representatives of eight trade associations. Topics included the questions and answers on the practice circular on personal data protection, the *Best Practice Checklist* which would be co-published by the EAA and the Independent Commission Against Corruption in the near future, and the progress of the mutual recognition scheme of professional qualifications between estate agents in the Mainland and Hong Kong.

As the EAA is considering the feasibility of requiring the trade to adopt "saleable area" in the sale and purchase and leasing of second-hand properties, the EAA collected views from the trade at the trade liaison meeting and two other focus group meetings for practitioners. The trade generally understands that there is a growing public demand for adopting "saleable area". Practitioners have also been using the service of "Property Information Online" provided by Rating and Valuation Department on enquiry on saleable area, age and other information of residential properties (excluding village type houses). The EAA will consult the trade in detail before drafting the relevant practice circular.