

## 持續專業進修講座 CPD SEMINAR

### 僭建物及分間樓宇單位

#### UNAUTHORISED BUILDING WORKS AND SUBDIVIDED FLATS

僭建物及分間樓宇單位可能涉及違例建築工程(違建工程)，而違建工程構成的危險，是社會人士極為關注的事情。在處理物業出售或租賃時，地產代理應留意物業存在違建工程可能產生的風險，並採取適當措施保障客戶利益。就此，監管局於2017年8月31日及9月27日舉辦了兩場研討會，每場均以中英文進行，共有380名持牌人出席。

研討會期間，屋宇署代表向持牌人以多項個案研究為例，解釋僭建物的定義、建築工程的有關監管機制、以及僭建物的處理。另外，講者還向持牌人介紹分間樓宇單位常見的安全問題，包括消防安全、衛生和環境標準以及建築安全。就違建工程可能涉及的風險而言，持牌人應提醒其客戶尋求認可人士的專業意見，以保障客戶的利益。

Buildings and subdivided units may involve unauthorised building works (UBW). The danger posed by unauthorised works is a matter of great concern to the community. In dealing with the sale or lease of properties, estate agents should be mindful of the risks that may arise from the unauthorised construction of the properties and take appropriate measures to protect the interests of their clients. In this connection, the EAA held two seminars on 31 August and 27 September 2017, each of which was conducted in Chinese and English. A total of 380 licensees attended the seminar.

During the seminars, the Buildings Department representatives used a number of case studies to explain to the licensees the definition of UBW, the relevant regulatory mechanism and treatment of such unauthorised building works. In addition, the speakers also briefed licensees on the safety issues common to subdivided units, including fire safety, hygiene and environmental standards, as well as building safety. In respect of the possible risks involved in UBWs, the licensees should remind their clients to seek the professional advice of the authorised person to protect the interests of the client.

### 一手住宅物業銷售

#### FIRST SALE OF RESIDENTIAL PROPERTIES

地產代理在進行有關一手住宅物業銷售和推廣活動時，須遵守《一手住宅物業銷售條例》(一手銷售條例)。為提升持牌人對一手銷售條例的認識和了解，監管局在2017年11月30日舉辦了相關講座。

監管局邀請了一手住宅物業銷售監管局的代表擔任是次講座的主講嘉賓，為持牌人簡介條例的主要條文，並就發布廣告和向準買家提供資料的要求舉例說明，讓參加者更容易瞭解有關法例的內容及促使他們跟循相關法例行事。

是次講座共有106名持牌人出席，參加者均對講座給予正面的評價和支持。

Estate agents are required to comply with the Residential Properties (First-hand Sales) Ordinance when carrying out first-hand residential property sales and promotional activities. To enhance licensees' understanding of the first-hand sales regulations, the EAA held a seminar on 30 November 2017.

The EAA invited representatives from the Sales of First-hand Residential Properties Authority to speak at the seminar where they introduced the key provisions of the Ordinance to the licensees. They also gave examples on the requirements for advertisements and provision of information to prospective purchasers.

A total of 106 licensees attended the seminar and gave positive comments.

