

# 執業問與答

## PRACTICE Q&A

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 answer selected enquiries commonly raised by licensees concerning estate agency practice.

**問：** 當提供物業資料表格予住宅物業的準買家時，我們須註明該物業有否於土地註冊處註有建築命令，若進行土地查冊時沒有發現相關紀錄，是否代表該物業沒有僭建物？

**Q：** When providing the property information form of a residential property to prospective purchasers, we have to state whether there is any registered building orders registered against the property at the Land Registry. If no record of any building order was found on the land search, does it mean that the property is free of unauthorised building works?

**答：** 根據屋宇署網站中的常見問題，部份較早前發出的建築命令可能仍未在土地註冊處登記，故即使該物業沒有該些命令，亦不代表有關物業沒有僭建物。

因此，在向準買家提供物業資料、尤其是關於該物業是否註有建築命令時，地產代理應提醒客戶留意以上事項，如有疑問，應建議他們向屋宇署查詢或諮詢專業人士的意見。

**A：** According to the Frequently Asked Questions section on the website of the Buildings Department, some earlier building orders may not have been registered at the Land Registry. Therefore, if there is no statutory orders registered against the property, it does not necessarily mean that it is free of unauthorised building works.

Hence, when providing the property information to prospective purchasers, especially on whether there is any building order registered, estate agents should alert their clients about the above matter accordingly, advise them to check with the Buildings Department or seek professional advice if they are in doubt.

