

監管局助業界了解更多關於反洗錢事宜

The EAA helps the trade to understand more on anti money laundering ("AML")

保安局及財務特別行動組織（「特別組織」）在 2018 年 3 月 9 日於香港為指定非金融行業人士及其監管機構舉行一場相互評估簡介會，在監管局的安排下，共有 17 名業界代表及 9 名監管局代表出席。會上，特別組織的代表為出席者簡介相互評估的概覽及為今年第四季進行的相互評估所要做的準備工作。

The Security Bureau and Financial Action Task Force ("FATF") held a pre- Mutual Evaluation ("ME") briefing for the designated non-financial businesses and professions and their regulators in Hong Kong on 9 March 2018. With the coordination of the EAA, 17 trade representatives and nine representatives from the EAA attended the briefing. During the briefing, the FATF representatives gave the attendees an overview of the ME process and the necessary preparation work for the upcoming ME scheduled for the fourth quarter of 2018.

為協助地產代理業界對反洗錢及反恐怖分子資金籌集規定的執業通告有更深入的了解，同時提高大眾的認知，包括提供所需資料及文件予地產代理以符合有關要求，監管局於 2018 年 4 月向逾 6,000 間地產代理商舖派發教育套材。

To help the estate agency trade better understand the practice circular on combatting money laundering and terrorist financing ("ML/TF"), and to raise the awareness of consumers on the need to provide necessary information and documents to enable estate agents to comply with the relevant requirements, the EAA distributed an educational kit to over six thousand estate agency shops in April 2018.

該教育套材包括一份方便從業員向客戶解釋新指引要求的宣傳單張、一張供業界張貼於店內以提醒前線從業員及客戶的海報，以及上述執業通告的中文版印刷本。

監管局鼓勵業界於店內善用此套材，以便他們熟習相關指引，同時促進他們與客戶就此事宜有更佳溝通。

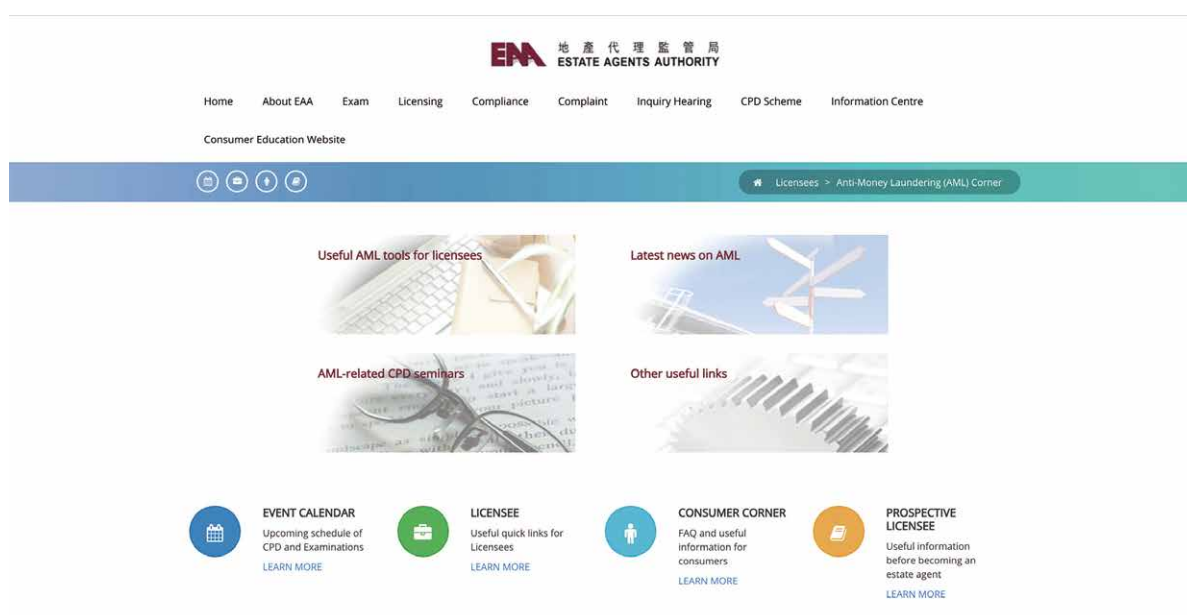


The educational kit includes a leaflet for the practitioners to explain the new requirements to their clients, a poster to post in shops to remind both frontline practitioners and customers of the subject, and a printed copy of the abovementioned practice circular in Chinese.

The EAA encourages the trade to fully utilise the kit at their shops so as to familiarise themselves with the guidelines and foster a better communication with their clients on the subject.

監管局網站新設的「反洗錢資訊專區」包含大量豐富的相關資訊，監管局鼓勵持牌人多加閱覽。該專區設於網站內的「持牌人」>「反洗錢資訊專區」(www.eaa.org.hk/zh-hk/Licensees/Anti-Money-Laundering-AML-Corner)。

A new designated “AML corner” containing a lot of useful and related information is also newly created at the EAA’s website: “Licensees” > “AML corner” (www.eaa.org.hk/Licensees/Anti-Money-Laundering-AML-Corner). Licensees are encouraged to visit the corner frequently.



另外，香港政府於 2018 年 4 月 30 日出版了一本香港洗錢及恐怖分子資金籌集風險評估報告，研究香港有關行業及整體所面對的洗錢及恐怖分子資金籌集威脅及脆弱度。持牌人可於打擊洗錢及恐怖分子資金籌集活動的政府網頁 (www.fstb.gov.hk/fsb/aml/tc/doc/hk-risk-assessment-report_c.pdf) 閱覽該報告。

Moreover, the Hong Kong Government has published the Hong Kong’s Money Laundering and Terrorist Financing Risk Assessment Report on 30 April 2018. It examines the ML/TF threats and vulnerabilities facing various sectors in Hong Kong and the city as a whole. Licensees may read the report at the homepage of Anti-Money Laundering and Counter-Financing of Terrorism of the Hong Kong Government (www.fstb.gov.hk/fsb/aml/en/doc/hk-risk-assessment-report_e.pdf).

監管局推出有關購買一手樓的全新小冊子 EAA's new booklet on purchasing first-hand property

為教育大眾委託地產代理購買一手住宅物業時須注意的事項，監管局最近推出全新的消費者教育小冊子，名為《做個精明一手樓買家》。小冊子以漫畫形式，透過趣味性手法向公眾傳遞委託地產代理購買一手住宅物業的資訊及錦囊。

新小冊子的網上版本亦已上載至監管局網頁（「資訊中心」>「刊物」）及監管局消費者教育網站（smart.eaa.org.hk）。印刷版則可於監管局辦事處及民政事務總署轄下的各區民政諮詢中心索取。

In order to equip the public with the points-to-note when appointing estate agents in the purchase of first-hand residential properties, the EAA published a new consumer education booklet titled "Be a Smart Purchaser of First-hand Property". It shares the tips on appointing estate agents in the purchase of first-hand residential properties in comics to deliver the messages to the public in an interesting and attractive way.

The online version of the booklet has been posted on the EAA's website ("Information Centre" > "Publications") and the EAA's consumer website (smart.eaa.org.hk), while printed copies are available at the office of the EAA and all Home Affairs Enquiry Centres of the Home Affairs Department.



《物業管理服務條例》下的徵款

Levy under the Property Management Services Ordinance

監管局接獲物業管理業監管局通知，由 2018 年 7 月 1 日開始，用以轉讓香港不動產（包括住宅物業及非住宅物業）之售賣轉易契下的承讓人，均須繳付徵款予物業管理業監管局，以支持其日常運作。持牌人應通知買方客戶有關以上的徵款。

物業管理業監管局是自負盈虧的法定機構，根據《物業管理服務條例》成立，負責規管在香港提供物業管理服務的公司及物業管理人；維持和提升物業管理業的專業地位。

根據該條例下的《物業管理服務（徵款）規例》，自 2018 年 7 月 1 日起，徵款適用文書下的承讓人（一般指購買人），須在徵款適用文書簽立後的 30 日內繳付徵款港幣 350 元。

監管局建議持牌人詳細閱讀物業管理業監管局的小冊子 (www.pmsahk.org.hk/images/information/levy_leaflet_tc.jpg)，並瀏覽該局網頁的相關資訊 (www.pmsahk.org.hk)，如有查詢，請致電 3696 1111 與物業管理業監管局聯絡。

The EAA was informed by the Property Management Services Authority ("PMSA") that with effect from 1 July 2018, transferees under conveyances on the sale of the immovable properties (both residential and non-residential) in Hong Kong are liable to pay a levy to the PMSA to support its daily operation. Licensees are advised to inform purchaser clients about the levy.

PMSA is a self-financing statutory body established in accordance with the Property Management Services Ordinance ("PMSO") to regulate the provision of property management services by companies and practitioners in Hong Kong. It also aims at maintaining and enhancing the status of the profession of property management services.

According to the Property Management Services (Levy) Regulation under the PMSO, starting from 1 July 2018, the transferee (generally refers to the purchaser) under a leviable instrument is liable to pay the levy of \$350 within 30 days after the leviable instrument is executed.

Licensees are advised to read the details on the PMSA leaflet (www.pmsahk.org.hk/images/information/levy_leaflet_en.jpg) and the related information at the PMSA website (www.pmsahk.org.hk). For further enquiries, please contact the PMSA at 3696 1111.



監管局獲僱員再培訓局嘉許為「人才企業」

The EAA was acknowledged as a “Manpower Developer” by the Employees Retraining Board

監管局獲僱員再培訓局舉辦的「人才企業嘉許計劃」嘉許為「人才企業」，監管局連續第二年獲此嘉許。

該計劃旨在表揚在人才培訓及發展工作有卓越表現的機構。監管局致力提供各類資源，支持員工的事業發展，並提高他們的專業競爭力。



The EAA was acknowledged as a “Manpower Developer” under the “Manpower Developer Award Scheme” by the Employees Retraining Board. It was also the second consecutive year the EAA was being acknowledged.

The scheme recognises organisations which demonstrate outstanding achievements in manpower training and development. The EAA is committed to providing various kinds of resources to support the career development of our staff and enhance their professional competencies.

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，同時須查閱並繳清所累欠的差餉及/或地租。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。

此外，業主於物業成交後，應儘快通知估價署更新繳納人的姓名及/或通訊地址。監管局建議持牌人瀏覽本局網頁（進入「持牌人」>「最新消息及提醒」）閱讀該文章。

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 and the responsibility to check and clear any outstanding balance of rates and/or Government rent prior to the transaction of the property. 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.

Moreover, property owner should inform RVD of the change in registered owner’s name and/or correspondence address as soon as possible after completion of purchase. Licensees are advised to read the article by visiting the related news posted in the EAA’s website: “Licensees” > “News and reminders”.