

## 有關香港境外未建成物業的新執業通告 NEW PRACTICE CIRCULAR ON UNCOMPLETED PROPERTIES SITUATED OUTSIDE HONG KONG

監管局於2017年12月28日舉行新聞發布會，公布局方發出題為「銷售香港境外的未建成物業」的新執業通告(編號17-03 (CR))，就處理境外未建成物業銷售時的妥善執業方式及措施向持牌人提供指引。新通告將於2018年4月1日生效。

監管局執業及考試委員會主席張國鈞議員太平紳士表示：「參與銷售境外未建成物業而未有領取監管局牌照的人士，他們有別於持牌地產代理，並不受局方規管，故無須遵守這些指引。因此，消費者委託持牌地產代理處理境外未建成物業的交易較為有保障。」

有關執業通告的詳情，請參閱本期《專業天地》的「焦點話題」文章，及於監管局網站參閱整份通告。相關的「問與答」亦已上載至本局網站供業界參考。監管局會繼續就此議題教育業界及公眾。

監管局提醒持牌人應細閱執業通告的內容，以了解清楚指引要求。倘若遇到任何不確定的地方，不應隨便建議客戶。

A press conference was held on 28 December 2017 to announce the issuance of a new practice circular (No. 17-03 (CR)) titled “Sale of Uncompleted Properties Situated Outside Hong Kong” by the EAA. It provides guidelines for licensees on the proper practice and measures in the sale of uncompleted properties situated outside Hong Kong (“UPOH”). The new practice circular will take effect on 1 April 2018.

The Honourable Horace Cheung Kwok-kwan, JP, Chairman of the EAA Practice and Examination Committee, said “Non-licensees who handle the sale of UPOH, unlike licensed estate agents, are not regulated by the EAA and they are not required to comply with these guidelines. Hence, consumers would have greater protection by engaging licensed estate agents to handle the transactions of UPOH”.

For details of the practice circular, please read the article of “In Focus” in this issue of *Horizons* and read the circular in full at the EAA’s website. A set of relevant “Questions and Answers” was uploaded to the website for the trade’s reference as well. The EAA will continue to educate the trade and the public on the subject.

The EAA reminds licensees that they should read the practice circular carefully for a better understanding of the requirements and should not advise clients hastily in case of any uncertainties.



監管局執業及考試委員會主席張國鈞議員太平紳士及行政總裁韓婉萍女士向傳媒簡介有關持牌地產代理銷售香港境外未建成物業的新執業通告。

Chairman of the Practice and Examination Committee of the EAA, the Honourable Horace Cheung, JP and EAA Chief Executive Officer Ms Ruby Hon brief the press on the new practice circular on the sale of uncompleted properties situated outside Hong Kong by licensed estate agents.