

### 「家在香港 -- 地產代理清潔海岸日」 “My Home Hong Kong – Estate Agents Coastal Cleanup Day”



監管局主席梁永祥教授及行政總裁韓婉萍女士與一眾地產代理在清潔海岸後合照

The EAA's Chairman Professor William Leung Wing-cheung and Chief Executive Officer Ms Ruby Hon Yuen-ping took a group photo with all the participating estate agents after the coastal cleanup

為響應「世界海洋日 2019」海岸清潔活動，監管局於 2019 年 6 月 1 日與環保署合辦「家在香港 -- 地產代理清潔海岸日」，這是監管局首次舉辦與地產代理業界一起參加的社會責任活動。

是次活動得到不少地產代理支持，近 100 名來自地產代理業界及監管局的義工共同在大嶼山水口協助清潔海岸。監管局主席梁永祥教授 SBS, JP 及行政總裁韓婉萍女士亦有親自到場參與及支持。此外，環保署副署長區偉光先生 JP 在活動前致辭感謝一眾參加者的出席。參加者同心協力，最終於水口的海岸範圍收集了合共 75 公斤垃圾。

是次活動的短片以及照片已上載於監管局網站：[www.eaa.org.hk/Coastal-cleanup-highlight](http://www.eaa.org.hk/Coastal-cleanup-highlight)

In response to the “World Oceans Day 2019” shorelines clean-up activities, the EAA co-organised an event titled “My Home Hong Kong – Estate Agents Coastal Cleanup Day” with the Environmental Protection Department on 1 June 2019. This is the first time for the EAA to initiate a Corporate Social Responsibility ( “CSR” ) activity with the estate agency trade’s participation.

The event was supported by many estate agency practitioners with around 100 volunteers from the trade and the EAA helping to clean up the shoreline of Shui Hau on Lantau Island. Professor William Leung Wing-cheung, SBS, JP, Chairman of the EAA and Ms Ruby Hon Yuen-ping, Chief Executive Officer of the EAA also participated and showed their support to the participants. In addition, Mr Elvis Au Wai-kwong, JP, Deputy Director of Environmental Protection also expressed his gratitude to the participants in his opening remarks. With the participants’ collaboration and effort, 75 kg of garbage was collected at the coastal area of Shui Hau.

Video highlights and photos of the event have been uploaded to the EAA website: [www.eaa.org.hk/Coastal-cleanup-highlight](http://www.eaa.org.hk/Coastal-cleanup-highlight)

# 新聞速遞 News Express



監管局主席梁永祥教授（右）及環保署副署長區偉光先生（左）身體力行參與清潔海岸  
The EAA's Chairman Professor William Leung Wing-cheung (right) and Mr Elvis Au Wai-kwong, Deputy Director of Environmental Protection (left) participated in the coastal cleanup



參加者用心為清潔海岸盡一分力  
Participants spent much time and effort on cleaning up the coastal area



監管局服務總監王頌恩先生（右一）出席「世界環境日 x 世界海洋日 2019 — 走塑 Fun 墟」—「海岸英雄」嘉許禮  
Mr Ivan Wong, Director of Services of the EAA (first on the right), attended “World Environment Day x World Ocean Day 2019 – Plastic Free Fun Fair” – “Clean Shorelines Heroes” Award Ceremony

# 新聞速遞

## News Express

### 電腦化資格考試

#### Computer-based qualifying examination ( “CBE” )

為提供另一個選擇及彈性予考生，監管局今年為營業員資格考試推出電腦化考試新試行計劃。由 2019 年 7 月起，每月將舉辦一次電腦化資格考試。

監管局所有資格考試現時由職業訓練局高峰進修學院舉辦。電腦化考試的答題模式、考試時間及考試費用，均與筆試形式進行的營業員資格考試相同。然而，電腦化考試只接受透過高峰進修學院的網站報名。

有興趣的考生請留意，由於電腦化考試僅屬試行計劃，每次電腦化考試的考生人數將以 100 人為上限，額滿即止。考生亦可如常報考現有以筆試形式進行的營業員資格考試，但考試並非和電腦化考試同日舉行。

有關所有資格考試的報名詳情（包括電腦化考試及筆試形式考試）、即將舉行的考試時間表、重要日期及考試範圍等，請瀏覽監管局網站：[www.eaa.org.hk](http://www.eaa.org.hk)

In order to provide another option and flexibility for candidates, a new pilot scheme of CBE for the Salespersons Qualifying Examination (“SQE”) has been launched this year. Starting from July 2019, there will be one CBE every month.

All the EAA’s qualifying examinations are now administered by the Institute of Professional Education And Knowledge (“PEAK”) of the Vocational Training Council. The format, duration and examination fee of the computer-based SQE will be the same as that of the paper-based SQE. However, the CBE will only accept online registration through the PEAK’s website.

Interested candidates are advised to note that the CBE is only a pilot scheme and the number of candidates for each CBE will be limited to 100. Registration will close when the quota is full. The existing paper-based SQE, though not scheduled on the same date as the CBE, will remain for candidates’ registration as usual.

For the registration details of all qualifying examinations (including the CBE and paper-based ones), as well as the forthcoming examination schedules, key dates and examination syllabus, please visit the EAA’s website at [www.eaa.org.hk](http://www.eaa.org.hk)



## 有關居屋第二市場計劃的新修訂文件

### Revised documents of the Home Ownership Scheme

監管局接獲房屋委員會（「房委會」）通知，由於居屋第二市場計劃下不同屋苑的轉售限制有所不同，所有有關轉售單位的文件已作出修訂。

由 2019 年 6 月 1 日起，持牌人必須採用新修訂的文件處理該計劃下的單位轉售事宜。新修訂的文件可於房委會網站下載：[www.housingauthority.gov.hk/tc/global-elements/forms/buyer-and-seller/index.html](http://www.housingauthority.gov.hk/tc/global-elements/forms/buyer-and-seller/index.html)

如有任何查詢，請致電 3162 0680 與房委會居屋第二市場計劃小組聯絡。

The EAA was notified by the Hong Kong Housing Authority ( "HA" ) that in view of the different resale restrictions for different estates under the Home Ownership Scheme Secondary Market Scheme, all the documentation relating to the resale of the units under the Scheme has been revised.

Licensees must adopt the updated version from 1 June 2019 onwards when handling the resale of the units under the Scheme. The updated version can be downloaded from the website of the HA ([www.housingauthority.gov.hk/en/global-elements/forms/buyer-and-seller/index.html](http://www.housingauthority.gov.hk/en/global-elements/forms/buyer-and-seller/index.html)).

For any queries, please contact the Secondary Market Scheme Unit of the HA at 3162 0680.

## 以招標形式銷售一手住宅物業

### Sale of first-hand residential properties by tender

鑑於過去數月有一手住宅物業發展商透過招標形式出售新盤單位的銷售策略，監管局於 2019 年 4 月 12 日發出「致持牌人函件」，提醒所有參與一手住宅物業銷售的持牌人，不論發展商以何種方式銷售其物業，他們均必須嚴格遵守《地產代理條例》、監管局發出的執業通告（編號 13-04(CR)）內的所有適用指引，以及《一手住宅物業銷售條例》。持牌人可瀏覽本局網頁（進入「持牌人」>「致持牌人函件」）閱讀有關函件。

監管局會繼續密切留意市場情況，並會積極配合政府對有關情況可能採取的措施。

In view of the latest sales tactics deployed by developers in the first-hand residential market in which a number of new flats were sold by way of tender in the past few months, the EAA has issued a Letter to Licensees on 12 April 2019, reminding all licensees who participate in the sale of first-hand residential properties that they must strictly comply with the Estate Agents Ordinance, all the applicable guidelines set out in the Practice Circular (No. 13-04(CR)) issued by the EAA and abide by the Residential Properties (First-hand Sales) Ordinance at all times, regardless of the method of sales adopted by developers for selling their properties. Licensees may read the Letter at the EAA website (Licensees > Letter to Licensees).

The EAA will closely monitor the market situation and will collaborate closely with the Government in adopting all necessary measures to address the subject.

### 一手住宅物業銷售監管局發出的提醒

#### A new Reminder issued by the Sales of First-hand Residential Properties Authority

監管局提醒持牌人，一手住宅物業銷售監管局已於 2019 年 4 月 12 日就成交紀錄冊載列支付條款發出提醒，並新增有關成交紀錄冊的常見問答第 1.2 題。

《一手住宅物業銷售條例》第 61 條述明，發展項目的成交紀錄冊的目的是向公眾人士提供關於該項目的交易資料，以使公眾人士了解市場狀況。因此，賣方應列出與買方就購買指明住宅物業所協定的支付條款的細節。

監管局建議持牌人瀏覽監管局網頁（進入「持牌人」>「最新消息及提醒」）閱讀上述的提醒，以及上載於該局網站 ([www.srpa.gov.hk](http://www.srpa.gov.hk)) 的新增常見問答。

The EAA would like to draw licensees attention that the Sales of First-hand Residential Properties Authority (“SRPA”) has issued a Reminder on “Setting out Payment Terms in Register of Transactions” and one new frequently asked questions and answers (“FAQ”) on Register of Transactions, i.e. FAQ 1.2 on 12 April 2019.

As set out in section 61 of the Residential Properties (First-hand Sale) Ordinance, the purpose of the Register of Transactions for a development is to provide a member of the public with the transaction information relating to the development for understanding the residential property market conditions. A vendor is therefore expected to set out full details of the Payment Terms as agreed with a purchaser for the purchase of each specified residential property.

Licensees are advised to read the above mentioned Reminder at the EAA website (Licensees > News and Reminders) and the new FAQ at the SRPA’s website ([www.srpa.gov.hk](http://www.srpa.gov.hk)).

### 選舉事務處的提醒

#### Reminder from the Registration and Electoral Office

監管局接獲選舉事務處的信函，有關該處確認未能尋回一本 2016 年立法會換屆選舉的選民登記冊。

該處希望提醒各持牌人，要採取適當的預防措施，避免不法分子利用相關資料盜用他人身份從事犯罪活動，以保障客戶的利益。

The EAA received a letter from the Registration and Electoral Office (“REO”) regarding an incident that a register of electors used for the 2016 Legislative Council General Election could not be found.

The REO would like to remind licensees to take necessary precautionary measures so as to avoid any possible crime by identity theft using the data concerned in order to protect the interests of the clients.

## 涉及違例發展的土地交易

### Transaction of land involving unauthorised development

規劃署是根據《城市規劃條例》對違例發展進行規管。違例發展包括改變土地用途，以及進行未經許可的作業。

監管局接獲規劃署通知，該署希望提醒各持牌人，應建議客戶在購買或租用新界鄉郊土地前，先查核和確保有關土地用途或作業獲得法定圖則准許或只能在獲得城市規劃委員會的規劃許可後才能進行。

請瀏覽本局網頁（進入「持牌人」>「最新消息及提醒」）詳細閱讀相關單張。如有查詢，可聯絡規劃署（熱線：2231 5000 或電郵：[enquire@pland.gov.hk](mailto:enquire@pland.gov.hk)）

The Planning Department enforces against unauthorised development under the Town Planning Ordinance, which includes change of land use and operation without permission.

The EAA was notified by the Planning Department that they would like to remind licensees to advise their clients to check and ensure the use of the land or operation is permitted under the relevant statutory plan or requires planning permission from the Town Planning Board before making a decision on purchasing or renting land in the rural New Territories.

Licensees may read the related pamphlet in detail which is in the EAA website (Licensees > News and Reminders). For queries, please contact Planning Department (hotline: 2231 5000 or email: [enquire@pland.gov.hk](mailto:enquire@pland.gov.hk)).

## 聚焦小組會議

### Focus group meeting

為與前線從業員直接溝通，監管局不時於不同地區舉行聚焦小組。最近一次聚焦小組會議於2019年6月4日在油塘區舉行。席間監管局人員向參加者介紹局方的最新消息，而前線持牌人則分享日常執業遇到的問題。



The EAA holds focus group meetings in different districts from time to time in order to have direct communication with frontline practitioners. The most recent focus group meeting was held in Yau Tong District on 4 June 2019. During the meeting, EAA representatives introduced the latest news of the EAA, while frontline licensees shared issues they encountered in their daily practice.