

在《專業天地》內，我們會解答持牌人的一些常見提問。

In *Horizons*, we will answer questions commonly asked by licensees.

**問** 有關二手住宅物業的樓面面積，地產代理必須在廣告內提供甚麼資料？

**答** 根據監管局發出的執業通告（編號 12-02 (CR)）第 (4) 段，倘若廣告內載有物業的樓面面積資料，而該物業的實用面積可從差餉物業估價署（「估價署」）或在土地註冊處註冊的首次轉讓的買賣協議（「首次協議」）中取得，則持牌人必須：

- (a) 在廣告內提供該物業的實用面積（即從估價署或首次協議取得的實用面積，視乎情況而定）；及
- (b) 在廣告內清楚述明所提供的樓面面積是該物業的實用面積。

倘若該物業的實用面積不能從估價署或首次協議中取得，持牌人可在廣告內提供該物業的建築面積或該物業的其他樓面面積資料。雖然持牌人不一定要在廣告內提供該物業的建築面積及所提供的樓面面積的資料來源，然而，他們必須在監管局要求時出示證據，證明物業的建築面積或其他樓面面積的資料是從合理來源取得，或是基於恰當的根據下，才將該等資料載列在廣告內。

**Q** Regarding the floor area of a second-hand residential property, what information must an estate agent provide in the advertisement?

**A** According to paragraph (4) of the Practice Circular (No. 12-02 (CR)) issued by the EAA, if the floor area information of a property is included in an advertisement and the saleable area of the property can be obtained from either the Rating and Valuation Department ("RVD") or the agreement for sale and purchase of the first assignment of the property registered in the Land Registry ("first agreement"), then licensees must:

- (a) provide the saleable area of the property (obtained from the RVD or the first agreement, as the case may be) in the advertisement; and
- (b) clearly state in the advertisement that the floor area provided is the saleable area of the property.

If the saleable area of the property cannot be obtained from either the RVD or the first agreement, licensees may provide the gross floor area ("GFA") or other floor area information of the property in the advertisement. Although licensees are not obligated to provide the GFA of the property and the source of the floor area information in the advertisement, they must, upon the EAA's request, produce evidence to substantiate that the GFA or other floor area information of the property was obtained from a reasonable source or there was a proper basis upon which he could rely for including such information in the advertisement.

